

# **RIVES TOWNSHIP PLANNING COMMISSION (PC)**

## **MINUTES OF THE PUBLIC HEARING, 3-4-2019**

### **RE: 3 TOPICS REFERED FROM THE TOWNSHIP FOR CONSIDERATION**

#### **HELD – RIVES BANQUET HALL**

Meeting called to order at 6:30 pm.

Members present: Chairman Roger DeCamp, Dwight Carmer, Cliff Herl, Adam Williams (1<sup>st</sup> meeting for new member), and Jim Lindstrom. All present by roll call.

Introduction and Procedures of Hearing:

Chairman DeCamp introduced PC members and discussed procedures of conduct to be followed for the Public Hearing. Chairman read Purpose: Present revised proposed Master Plan changes, addressing the Townships Board's objections to Page 3-4 and Future Land Use (FLU) Map. (MPEA act 33 of 2008, MCL 125.3843). This Hearing is to address the 3 topics the Township Board (TB) sent back to the PC for consideration.

The secretary read:

1. The 3 topics for consideration from the TB approved minutes of 1-7-19 meeting.
2. The Notice of Public Hearing for today's meeting as published in the 2-17-19 Salesman.
3. Pointed out the updated FLU map and page 3-4 of MP with changes was made available to meeting attendees.
4. Read a letter of compliment from President of Jackson & Lansing Railroad Company, this was only written response received from any entity given notice.
5. Mentioned that a 9-page letter from an attorney on behalf of Vercilla Hart had been hand delivered to Township office at noon 3-4-19 and was given to PC members, minutes before Public Hearing.
6. Read from official minutes of 2-4-19 PC meeting under Business, opening statement and topics 1, 2, and 3 discussing the topics from the TB to be considered, discussion among the PC members, and the reasons the PC came to their conclusions.
7. Secretary Lindstrom confirmed the updated changes were posted in the Township website.

Public Hearing comments were invited at 6:56 pm.

1. Debbie Miller (resident) stated that she couldn't find the amended FLU amp and the amended page 3-4 blue print copy on the Township website. Discussion among attendees that some had found it but with considerable difficulty. It is suggested that more care be given in future to make postings like this be flagged for easy access.
2. Stacy Stoner (resident) wants to know what the above--mentioned attorney letter says.
3. Megan Short (non- resident) states that the industrial use in section 7 is incompatible and wants it removed from the FLU map. She would like to hear the attorney letter.

4. Kyle Waller (non-resident) talked about the commercial at State Rd and Berry Rd. being removed from FLU map and therefore Industrial in Section 7 should also be removed from FLU map. Chairman DeCamp discussed how a typographical error of the shading of industrial zone in Section 7 had been corrected by Region 2 on the update FLU map.
5. Vecilla Hart (resident) talked extensively about the industrial zone in Section 7.
6. Skip Hipshire (resident) asked for opinions from PC members on the industrial zone in Section 7 and alleged that PC individuals were taking attitude of “to bad, so sad” toward any unsuspecting land purchasers in the area of Section 7 who didn’t do due diligence of checking zoning before making a property purchase.
7. Virgil Ames (resident) said he recently purchased land by Berry Rd. and Churchill Rd. and didn’t realize that he was close to an industrial zone as shown on the map. It was pointed out to him that the color designation on the map represented an institutional property (church) not industrial.
8. Bryce Hammond asked what the map coloration along the highway in Section 21 is. That is the US-127 rest area.
9. Vercilla Hart read from point no. 9 on page 8 of her attorney’s letter.

Public hearing closed at 7:34 pm.

PC deliberated on the comments from the public hearing and the 2-4-19 meeting conclusions and reasons for decision on the 3 topics the TB asked to be considered. It was discussed that the attorney letter referred to the TB directive to the PC was a “recommendation”. This is untrue. The TB asked the PC to “consider” 3 topics. That is what the PC did.

Chairman stated the PC authority for drafting and reviewing a Master Plan is given by the MZEA and the MPEA.

Chairman DeCamp made a motion 2cd by Mr. Carmer, that the decision to adopt the 2019 MP and send it to the TB for approval be tabled and taken up at the Regular PC meeting to follow at the conclusion of the Public Hearing. All ayes. Motion carried.

Meeting adjourned at 7:42 pm.