

# MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

## REGULAR MEETING

### HELD – LANSING AVENUE FIRE STATION

May 20, 2019

Meeting called to order at 6:30 pm.

Members present: Dwight Carmer, vice-chairman, Adam Williams-member, Debbie Miller-ex-officio member from Township Board, Jim Lindstrom- secretary

Member absent: Roger DeCamp, Chairman (due to death of his mother)

Agenda was approved as written. Motion by Mr. Williams, seconded by Mrs. Miller. All ayes.

Mr. Williams made motion to approve minutes of 4-22-19 regular PC meeting, seconded by Mr. Carmer. Vote was yes by Williams, Carmer and Lindstrom. Motion passed. Miller abstained because she wasn't member of PC for that meeting.

Vice chairman asked for reports: Mr. Carmer reported that no ZBA meeting had been necessary. Mrs. Miller reported from the TB 1) a Micro Brewer and tasting room permit license for Chateau Aeronautique Winery was approved, 2) the 2019 township road improvement program map supplied by JCRC was displayed, 3) upgrade for the Township website is approved, 4) Steve Burnett is approved as Zoning Enforcer, 5) Rick Baldwin is appointed as Collection Site Manager, 6) purchase was approved of a 2019 Spenser Apparatus Rescue Truck in the amount of \$198,874 to be split equally with Tompkins Township and will be spread over two budget cycles, 7) Township Board is pleased with the maintenance employee and 8) announce Tompkins Township tire disposal program available to Rives Township residents June 1. Mr. Lindstrom reported 1) that the MTA training session "Introduction to Planning and Zoning" on May 30, 2019 will be held from noon to 4pm at the Holiday Inn, Jackson, and 2) of the 2018-19 PC legal/professional fees amount of \$6,173.06, \$5,993.06 was expenses from Region 2 Planning Commission. Some of that amount included FOIA cost for Region 2 staff which the PC had not authorized. It is recommended that expenses that will be charged to PC, require an approval by the PC or PC representative before being paid.

Business:

1. Discussion was conducted by the PC to review the public comment guidelines and intention of the PC to abide by them in each PC meeting. Mr. Williams suggested that if the public is desirous of responses to old business that they when possible provide the issue prior to the meeting so research by the PC can provide a response.
2. CUP history review vetting was reviewed. Mr. Lindstrom read from 12-17 2003 PC minutes where the Township attorney concluded that CUP renewals are not necessary because our Code of Ordinance only dissolves a CUP permit after 6 months of inactivity. It was

discussed that CUP permits go with the property, not the owner. It was also pointed out that "once a use has been established, nonuse of a conditional use permitted activity for a period of six (6) months shall constitute abandonment of the conditional use". Pg. 93 of Code of Ordinance. The PC suggest that an official notice to the property owner be given of these observed abandonment of the conditional use. Motion made by Mr. Williams, seconded by Mrs. Miller to refer the list of CUP to the Zoning Enforcer with the task of determining which are active and which uses have been abandoned. All Ayes.

3. Review Solar Ordinance next steps. Comments by Mr. Buiten to incorporate changes in response to ideas from 4-22-19 presentation meeting were discussed. Motion by Mr. Carmer, seconded by Mrs. Miller to have the advisory committee update the Draft Solar Ordinance with these updates. All ayes. Motion carried. Mr. Lindstrom reported that Mr. Sarver of GLREA has been contacted to provide a power point presentation of Solar Power electric generation. He will also respond to questions. After vetting dates available with the presenter, the PC and the Township Supervisor, June 17 was concluded. It will be held at the Rives Banquet Center and invitation will be sent to Henrietta, Tompkins and Onondaga Townships for their attendance.
4. Consideration of an Advisory Committee to research high speed internet access for the Township was discussed. Mr. Lindstrom read from the attached sheet authorizing an appointment of 2 citizens for the temporary task of researching and reporting to the PC on ways and costs for Rives Township to obtain high speed internet service. Motion made by Mr. Lindstrom, seconded by Mr. Williams to appoint this advisory Committee in accordance with attached purpose and guidelines. All ayes. Motion carried.
5. Validate that Master Plan inserts have been placed in each member book. Mrs. Miller has not been issued a Master Plan book nor the inserts. This will be accomplished.
6. Review Chapter 17 in the Code of Ordinances for future discussion on the Commercial and Industrial Districts. Vice Chairman led the PC thru the effected pages in the Code of Ordinances and discussed permitted and conditional uses. He also discussed reviewing definitions. Mrs. Miller has been issued this book. In reviewing her book, she doesn't have the insert page provided by the Chairman of page/topic quick references. Possibly other non PC books don't have that page either.

Public comment was invited at 7:25 pm.

1. Donna Domm (resident) asked about the page/topic quick reference page and if she could get a copy.
2. Lisa Manwell (resident) stated that 1) Novi Energy is conducting a MISO electric energy study that may affect Rives Township, and that she is pleased with her AT&T fixed wireless internet service.
3. Joseph Yang (resident) stated that the PC and Township should look now at how to restrict a fossil fuel power plant from being allowed in Rives Township.
4. Linda DeBruler (non-resident) suggested 1) that water use restrictions should be applied for any power plant and 2) that adjoining Townships should be considered for the high speed internet market.
5. Carol Schultz (resident) supported Mr. Yang's comments and wants to disallow fossil fuel power plant development in Rives Township.

6. Bryce Hammond (resident) asked 1) what threat of violence had been made at last meeting, 2) asked why Chairman DeCamp wasn't in attendance, and 3) questioned the elimination of a previously allowed first public comment session.
7. Stacy Stoner (resident) suggested that 1) in the draft Solar Ordinance that a statement be added to protect roads due to construction, 2) and asked why solar is proposed to be allowed in Industrial district.
8. Linda Waller (non-resident) suggested that in draft Solar Ordinance that acreage be limited.
9. Vercilla Hart (resident) referred to a Calhoun County Township with a Solar Ordinance that would have allowed a fossil fuel power plant. She also stated that a previous fossil fuel applicant had withdrawn their interest there.
10. Donna Domm (resident) asked how a draft Solar Ordinance will progress and will citizens be able to be involved with comments.
11. Linda DeBruler (non-resident) asked how the citizens can see the actual draft of a proposed Solar Ordinance. Response was that as the draft is readied for review it will be posted on the Township website in the same manner the Master Plan was available.

No further public comment was offered. The orderly conduct of the meeting and public comment was recognized and appreciated. Public comment closed at 7:58 pm.

Motion by Mr. Williams, seconded by Mr. Lindstrom to adjourn meeting at 7:59 pm.

**The next Regular PC meeting will be held Monday June 24, 2019 at 6:30 pm at the Lansing Avenue Fire Station.**