

MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD –AT LANSING AVENUE FIRE STATION

October 28, 2019

Meeting called to order at 6:31 pm.

Members present: Roger DeCamp-chairman, Dwight Carmer-vice chairman, Adam Williams-member, Debbie Miller-ex-officio member from the Township Board (TB), and Jim Lindstrom-secretary.

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

Mrs. Miller made motion to approve minutes of 9-23-19 regular PC meeting, seconded by Mr. Williams. All ayes. Motion carried.

Chairman DeCamp asked for reports: Mr. Carmer reported that no ZBA meeting had been necessary. Mrs. Miller reported from the TB that a) sewer refinance is being reevaluated to achieve a lower interest cost, b) CWA is being considered to prepare Rives Twp. recreation plan after checking on surrounding township's efforts, c) a resident consent agreement violation has 2 TB members attempting to resolve, d) Supervisor states that sewer system is having problems and Fire station well also, e) Tire recycle will happen at Rives collection station June 6,10,13 2020, f) Supervisor contacted NOVI Energy to request they put in writing their current intent/status of power plant. They verbally responded that they do not plan to build a plant here, g) No Reason advanced voting forms are available, Next election is March 10, 2020. It was commented that July 3, 2019 CUP application has been withdrawn. PC member comments: Mr. Carmer stated that he had talked to Mr. Berkmeir regarding residence on industrial zoned property that is in "non-compliance" and suggested owners request a rezone to residential. They will confirm with assessor that taxes won't change.

BUSINESS:

1. Chairman DeCamp presented report from Zoning Administrator, Steve Burnett that showed that thru 6-2-15 there are 19 active CUP's. He will be tasked with bringing the CUP active list up to date thru 10-28-19 for the December PC meeting. Mr. Lindstrom will inform him of this. Motion to this effect by Mrs. Miller, 2nd by Mr. Carmer. All ayes.
2. Mrs. Miller reported on her research of the Wolverine Boiler property zoning. She reported the TB approved the rezoning of the property to Commercial district on 11-14-89. A previous zoning map had shown it as industrial/commercial. Chairman DeCamp will present research results to Scott Ames at Region 2 and ask him to verify and to correct county information and map if needed. No action taken yet to correct Williams Aeropark to residential zone.

3. Industrial district – Discussion by PC members regarding Draft 1 language submitted by CWA of suggested Section 17.55 Light Industrial District –I. CWA wasn't present to make presentation/ answer questions. After Chairman reading aloud and considerable discussion among PC members , Chairman DeCamp was tasked with providing CWA with PC edits, comments or need for explanation regarding Draft 1. It is requested that CWA make a presentation of Draft 2 at the Nov 25, 2019 regular PC meeting. This should be made by Mr. Enos or his designee. Also the PC would like language submitted to cover escrow, restoration, and guarantees by developers of projects.

Public comment was taken from the sign in sheet at 8:56 pm.

1. Donna Domm (resident) stated that a) the PC discussion tonight covered good points, b) she doesn't want large industrial developments, c) large developments might lead to expense of more sewer service, d) questioned if max dimensions should be added to table 1.
2. Lisa Fauser (resident) suggested that side lot minimum requirement should be 50'.
3. Lisa Manwell (resident) commented that a) PC is doing due diligence with review of CWA Section 17.55 language, b) cautioned that CWA wrote other township ordinance which allowed power plant, c) feels definition should clarify merging of rural character and light industrial
4. Linda DeBruler (non-resident) stated a) she agreed with previous comments, b) cautioned to be wary of NOVI comment that they are not coming to Rives Twp.
5. Stacy Stoner (resident) a) offered that she is aware of 3 CUP's that she couldn't add to original list because she was tied up with other clerk duties, b) challenged that roofing material stored on meeting room floor isn't good use of township assets.
6. Joseph Yang (resident) a) stated that PC member discussion had covered issues he had questions on, b) he doesn't like some of the "wishy-washy" language, c) concern about shoring up the height/stories issue, d) concern that light industrial use shouldn't be allowed which may deplete the aquifer.
7. Clifton Brown, (non-resident) a) stated he wants to move to Township for rural character, b) stated that there is confusion on terminology and suggested professionals be used for definitions, c) challenged requirements vs. intents, d) talked about enumeration.
8. Vercilla Hart (resident) read language and comments by Chris Paterson and requested that Sections 17.23 and 17.01 be reviewed.

Public comment closed at 9:15 pm.

Discussion among PC members regarding height/stories in Table 1. Chairman DeCamp to probe with CWA this topic. PC restated that a CWA representative should present Draft 2 at next regular PC meeting.

Motion by Mr. Carmer 2nd by Mrs. Miller to adjourn meeting at 9:29 pm. All ayes.

Next Regular PC meeting will be held Monday November 25, 2019 at 6:30 pm at the Lansing Avenue Fire Station, 8682 Lansing Ave.