

## **MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)**

### **REGULAR MEETING**

### **HELD – AT LANSING AVENUE FIRE STATION**

September 23, 2019

Meeting called to order at 6:30 pm.

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

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

Mr. Williams made motion to approve minutes of 8-19-19 regular PC meeting, seconded by Mrs. Miller. 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 no meeting had been conducted since last PC meeting. She stated that ongoing work to update the Township website is happening. Chairman DeCamp commented that he is in possession of former PC member Herl's file and is sorting it out and distributing it as appropriate to Township clerk or retaining for himself and PC use. Mr. Williams commented on usefulness of 8-20-19 MTA Hot Topic in Planning and Zoning training that the PC members attended. No other member comments by PC members.

Business:

1. A report was received from Steve Burnett, Township Zoning Inspector. He offered a list of his findings regarding the index of 79 Conditional Use Permits (CUP). He categorized them as "remove", "denied", "still in use", "withdrawn, remove", "void, remove", "tabled, remove", "completed, remove". He reported that he has been unable to make contact with 6 of the properties and will continue to contact. He reported that from the list provided him that 13 CUP's are still in affect and active. He will update the original list from the date June 2015 to current. He will provide an amended report to the above information.
2. Zoning discrepancies - Chairman DeCamp lead the discussion regarding the zoning on 3 properties:
  - a) The Williams Aero Estates project was approved as a PUD by Jackson County Circuit Court decision in 1995 with conditions offered by the applicant and recommended by the PC at that time. A PUD requires residential zoning per the Township Code of Ordinance. The property has never been rezoned from agriculture to residential (other than by inference of the Court approving the PUD). The PC recommends that the Township Zoning Inspector inform the Aero Estates Association and individual property owners that the Township will proceed to correct this zoning to Residential.
  - b) Industrial land in area of Easton Rd and Berry Rd. – This property is zoned industrial and yet has occupied houses on it. Mr. Carmer will inform Mr. Berkmeir that some of these properties with houses on them are in noncompliance and recommend that they apply to rezone

to agriculture or residential to be in compliance with Code of Ordinance, c) Wolverine Boiler property – discussed confusion provided from prior zoning maps as to whether this property is industrial or commercial. Mrs. Miller will research past PC and TB minutes and records to verify approved zoning. Once resolved, County GIS (???) will be involved to ensure accuracy in their records.

3. PC inputs to CWA – Chairman DeCamp reminded PC that Carlisle Wortman and Associates (CWA) will make a presentation of their proposed updates to the Township Industrial district language for the Code of Ordinance. This is currently page 73 in the Code. Chairman DeCamp has submitted his comments to Mr. Enos of CWA and the Chairman discussed those. Other members commented that they had relied on the professional planning firm to use its skills and experience and the direction given to CWA to update the language in line with desires of the PC and the residents. Mrs. Miller also submitted comments to Mr. Enos.
4. Status of Solar Ordinance – Mrs. Miller and Mr. Carmer discussed their desire to move ahead to conclude the Solar ordinance that would be a separate “stand alone” ordinance as has been worked on and reported to the PC by the Advisory Committee of Debbie Miller and Michael Buiten. Also, the GLREA conducted an information session for the Township on 6-17-19.

Public comment was taken from the sign in sheet at 7:45 pm.

1. Linda DeBruler (non-resident) a) she offered that Todd Eldred had information regarding open space preservation, b) commented on the zoning at Wolverine Boiler.
2. Vercilla Hart (resident) a) question regarding Williams Aero Estate consent order, b) suggested that residential solar ordinance work could proceed now, but that large solar ordinance shouldn't proceed now because of Sheridan Township action, c) asked if PC had reviewed older zoning maps regarding Wolverine Boiler zoning.
3. Bryce Hammond (resident) a) mentioned TB cancelled a meeting, b) stated that he and neighbor have dispute on location of property fence, c) questioned selective enforcement of issues.
4. Megan Short (non-resident) asked regarding Wolverine Boiler as to when CUP was approved.
5. Donna Domm (resident) suggested that more knowledge is needed to develop solar ordinance.

Public comment period was closed at 8:13 pm.

Motion by Mr. Carmer, 2nd by Mrs. Miller to adjourn meeting at 8:16 pm. All ayes.

**Next Regular PC meeting will be held Monday October 28 at 6:30 pm at the Lansing Avenue Fire Station.**