

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

### **MINUTES OF THE PUBLIC HEARING, 12-3-2018**

#### **RE: ADOPTION OF MASTER PLAN (MP)**

#### **HELD – RIVES BANQUET HALL**

Meeting called to order at 6:30 pm.

Members present: Chairman Roger DeCamp, Dwight Carmer, Cliff Herl, Phyllis Pitmon, 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 Public Hearing. PC secretary read the public notice advertised in the Salesman newspaper. Secretary stated that no written responses have been received at the Township offices by any of the “entities” given individual notices requesting comment. Secretary read aloud 2 letters from Miss Rebecca Harris received at the township office for the Public Hearing.

Chairman DeCamp showed 9 maps from the Master Plan and described their purpose in the MP: Zoning, Future Land Use (FLU), Property Assessment, Parks and Recreation, Sanitary Sewer and County Drains, Hydric Soil, Hydrology, Countywide Future Land Use Map, Pipelines and Airport Zones. Chairman DeCamp read from MP page 1-2 and 1-3 to emphasize “Why Plan?” and “What is a Master Plan?” He also highlighted MP principles that it is flexible,” not meant to be a monument cast in stone” and that the MP is not a zoning map. He stated that it is to be reviewed in the future and to be kept current so it can be a useful guide.

Public Hearing comments were invited at 7:14 pm.

1. Dean Dyer of Rives Township (RT) asked why the NE corner of Berry Rd. and State Rd. are shown on FLU map as potential future Commercial use
2. Bryce Hammond (RT) asked if commercial zone stopped at cemetery on State Rd.
3. Al Silvestri (RT) read from a 3 page letter to Township Board and PC asking for consideration of 8 changes to the MP. Topics: light industrial, FLU map re: Hacker Machine, PA 116, ground and surface water language to get grants, page 3-7 doesn't acknowledge MP as “legal” basis for zoning decisions, use moratoriums to restrict farmland and wet land use, add “vision” to MP, and list more examples of existing uses in Township.
4. Because of time restriction stated in meeting procedures Kim Huntley (RT) continued reading 3 page letter.
5. Chris Patterson, (not RT) attorney from Okemos challenged PC not accepting written comments during Public Hearing. He made comments re: page 3-4 for word changes and phrase insertions in goal, objective 2 and revised objective 3.
6. Lisa Lurkey (RT) has concern about existing Industrial Zone behind her property.

7. Donna Domm (RT) wants FLU map to not show NE corner of Berry Rd and State Rd as potential commercial use.
8. Kyle Weller (not RT) questioned why NE corner of Berry Rd. and State Rd. is shown as potential commercial FLU.
9. Lisa Brewer (RT) ????????
10. Kim Huntley (RT) challenged Chairman statement that PC also represents “people of Michigan” as people outside of our Township have and will move here, work here and therefore are also affected by this MP.
11. Linda DeBruler (not RT) read letter thanking PC time and work to prepare MP. She also acknowledged Mrs. Pitmon’s role in this. She said she wants the PC members to listen to the residents. She gave 4 examples of PC not listening to outside help to prepare the MP: MSU extension Services (even though they didn’t submit anything to PC), Region 2, PC wouldn’t accept binder of copies of surrounding township’s MP, Vercilla Hart hired private attorney to give input. She also listed 3 new concerns: light industrial – objective 1, PA 116, and identifying Baseline Rd as dirt road.
12. Mike Buiten (RT) stated that when he moved into Twp. he hoped to remodel house. He wasn’t able to save it and now plans to build a house.
13. Debbie Miller (RT) thanked the PC for listening to the residents suggestions to improve the MP and for weeding through the aggressive and sometimes negative comments and professionally getting to the heart of the issues and applying judgement to those. Also, thanked for removing the “blue blob” on the FLU map. She asked if the MP should include renewable energy (wind, solar, geothermal, etc.). She gave the PC literature re: future GLREA meetings, one 12-8-18. She stated that the MP is a guide for future, not cast in stone.
14. Megan Short (not RT) referred to page 1-5 and the environmental protection of water, stated the PA 116 information should be added to MP, stated the Baseline Rd should be identified as a dirt road.
15. Kelly Wood (RT) of Wolverine Industrial offered to submit letters that people had submitted to her for the public hearing. The PC declined to accept the letters.
16. Lisa Manwell (RT) stated that the PC wasn’t listening.
17. John Gulvas (RT) asked how the kayak park on Territorial Rd came to be a Township asset.
18. Chris Patterson (not RT) asked the PC to accept the written comments offered during the Public Hearing. Chairman DeCamp asked the PC members to consider this. After deliberation the PC agreed to accept the written comments. 29 written comment letters were accepted- 7 were “one off”, 9 were form letter #1 and 13 were form letter # 2.
19. Vercilla Hart (RT) read a letter requesting 5 changes of wording all regarding light industrial topics. She also requested that Hacker Machine be taken off the Zoning map as an industrial use. Mr. Lindstrom clarified with Ms. Hart that when she refers to electrical generation facilities (i.e. Power Plants) that she means Natural gas to electrical generation facilities. She said she does. She stated she is not against solar electric production.
20. Mike Buiten (RT) asked the PC to use the MP going forward to guide the decisions and to periodically look at it to keep it current.
21. Pat Cochran (RT) observed that an active group came together to stop the “blue blob”. That has been accomplished. She suggests that reasonableness should be used going forward and not try to thwart adoption of the MP.

22. Chris Gulvas RT asked if the natural gas to electric generation plant could still apply. Mr. Lindstrom answered that any land owner has a right to make an application for rezoning of their property. There is a due process as provided in the Code of Ordinances that give the application, review and decision procedures. He mentioned that the MP page 1-3 basic principles says that the MP must balance property rights and that the law requires that all property owners be granted a reasonable use of their land.

Public comment closed at 8:42 pm.

PC deliberated over comments given 1. Baseline Rd is accurately and sufficiently described in MP, 2. PA 116 is an individual land owner's decision regarding taxation of their property and not in the control of the Township (those decisions are what they are and can be rescinded at a cost by the land owner), medical marijuana is an issue still in flux and may be addressed in future amendments to the MP. No changes were made to MP.

In 11-5-18 regular PC meeting PC had committed to address 4 page submittal by Vercilla Hart at the next regular PC, therefore no action was taken in this meeting to adopt the MP. Regular PC meeting will start after short recess.

Meeting adjourned at 8:53 pm Motion by Mr. Carmer, seconded by Mrs. Pitmon. All ayes.