

MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD – AT LANSING AVENUE FIRE STATION

January 27, 2020

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 the Township Board (TB), and Jim Lindstrom – secretary. Guest- Steve Burnett – Township zoning Enforcer.

Agenda was approved with addition of #8 –Mr. Lindstrom suggested we proceed with review of Light Industrial district if time allows, and #9 – Mrs. Miller suggested we consider adding to PC comment guidelines to limit Public comment to current business only. Motion by Mr. Williams, 2cd by Mr. Carmer to approve amended agenda. All ayes.

Mr. Williams made motion to approve minutes of 12-16, 2019 regular PC meeting, and 2cd 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 a) new outside auditor, Scott McLane has been assigned by accounting firm, b) TB approved grant application for Fire Dept. defibrillator, c) TB approved additional \$1,000 to cover CWA expenses, d) approved Decker Insurance to cover township personal property for 2020, e) discussed need to replace collection center building roof, f) TB will get bids for parking lot and site work at Lansing Ave. Fire station, g) TB to review need for shooting ordinance. No other reports from members.

BUSINESS

1. Election of officers for 2020 – Roger DeCamp – chairman, Dwight Carmer – vice-chairman, Jim Lindstrom – secretary.
2. 2020 meeting dates and time – regular PC meetings will be conducted on the 4th Monday of each month at 6:30 pm at the 8682 Lansing Ave. Fire Station except May meeting will be May 18. Meetings subject to change or cancellation.
3. 2019 annual PC report to the TB was presented and discussed. 2019 Goals were discussed and status comments are added. Motion by Mr. Carmer, 2cd by Mr. Williams to approve with goal status comments and send to TB. All ayes.
4. CUP history review was conducted by Chairman DeCamp with list of 23 open CUP's and list of 64 closed CUP's. Mr. Burnett will proceed with the "next steps" a) preparing a form letter approved by the TB notifying current property owners of closed (inactive) CUP site of "voiding of CUP due to nonuse for a period of more than six months constituting abandonment of the conditional use" as per Section 17.88 of the Code of Ordinances, b) Zoning Enforcer will proceed to review the open CUP's to see if issuing conditions are being adhered to.

5. 2020 goals -
 - a) Proceed to complete Solar Ordinance
 - b) Complete light Industrial Ordinance (chapter 17) with consideration to sections 17.01, 17.23, and 17.99
 - c) Conduct annual status review of open CUP's
 - d) Update Zoning Chapter 17 for correction of dates and State of Michigan preemptions.
 - e) Have joint workshop with TB/ PC to foster communication.
 - f) Update Commercial District review.
 - g) Continue Zoning Map review of neglected and discontinued zoning.
6. Zoning book check – Chairman DeCamp conducted another member book check with looks at table of contents, pages 53, 63, and 145. Everyone's book passed.
7. Review zoning sections – for member training purposes Chairman DeCamp led review by reading sections 17.86, 17.90, 17.91, 17.92 17.93, 17.94, 17.95, 17.96 of the Code of Ordinances. He then led a discussion (with example) of how to review if a CUP application is properly filled out.
8. Public comment guideline addition of current business only. – After discussion, motion by Mr. Carmer 2cd by Mrs. Miller to add #7 PC Public Comment guideline “comments should be directed to current PC related business”. All ayes. Comment was made by member that guidelines are given to allow an orderly and efficient conduct of meeting.

Public comment was taken from the sign in sheet at 9:05 pm.

1. Linda DeBruler (non-resident) a) said she understood keeping PC and TB issues separate in comments, b) gave opinion that comments shouldn't restrict what could be talked about, c) asked when light industrial completed draft will be on the web site.
2. Linda Waller (non-resident) challenged what had been said by chairman at last meeting as to future availability of light industrial ordinance.
3. Bryce Hammond (resident) talked about frustration with seeking answer to long standing question about a zoning issue
4. Donna Domm - (resident) a) disagrees with guideline approved that public comment be limited to current business, b) asked if use of CWA professional planners is best value for the township, c) asked that fire arms ordinance be reviewed.
5. Joseph Yang – (resident) a) asked that each draft of the light industrial district being reviewed be made available to public so they can follow edits that are being made, b) recommended that PC check with attorney about properness of limiting public comment to current business only.
6. Vercilla Hart (resident) – asked who initiates a municipal civil infraction violation action as was discussed in tonight's member training discussion.
7. Carol Schulz (resident) – a) stated that the MP is not on the township web site, b) stated that the PC has a tough job to have dealt with the power plant and the MP and appreciates its work, c) states she objects to limiting topics during public comment and asked what MCL authorizes this.

Public comment closed at 9:23 pm.

Motion by Mrs. Miller 2cd by Mr. Williams to adjourn meeting at 9:24 pm.

Next Regular PC meeting will be held Monday February 24, 2020 at 6:30 pm at the Lansing Avenue Fire Station, 8682 Lansing Avenue.