

MEETING OF THE RIVESTOWNSHIP PLANNING COMMISSION

REGULAR MEETING

HELD-VIA ZOOM MEETING

February 16, 2021

Meeting called to order at 6:34 pm

Secretary was not able to get technical hookup to function as moderator. Clerk served as moderator.

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

The written agenda was amended to add item of Business, Consider Solar Farm in Industrial Zone. Mr. Williams made motion 2cd by Mr. Carmer to approve agenda as amended. All Ayes. Motion passed.

Mr. Williams made motion, 2cd by Mrs. Beecher to approve minutes of January 25, 2021 Regular PC meeting. All Ayes. Motion passed.

Chairman asked for reports. Mr. Carmer reported that no ZBA meeting had been necessary. Mrs. Beecher reported that Township Board had not had a meeting since last PC meeting. Chairman DeCamp stated that he had misread OMA PA 254 and is stating now that roll call of members attending meeting does not require each to identify location they are attending from. No other members had comments or reports.

BUSINESS:

1. Consider solar farm in Industrial District – Mr. Lindstrom reviewed that PC several years ago had assigned a Special Committee to investigate and suggest draft of language regarding solar energy in the Township and that the PC has had on its annual goals the task of completing a Solar Ordinance for the Township. Mr. Lindstrom stated it is appropriate to consider this in the Industrial District or not as we are at the stage of finalizing for Public Hearing permitted and Conditional uses in the Industrial District. After PC deliberation it was concluded by each PC member that the appropriate District for Solar Farms would be the Agricultural District as a conditional use. Chairman DeCamp will review Tompkins Township to see how they handled this issue. Mrs. Beecher asked if the PC had considered Wind Farms. Chairman DeCamp related that the PC had in the past and had rejected those.
2. Discuss Public Hearing – Chairman DeCamp discussed the proposed Ordinance No. 2021-1 “Amendment to Chapter 17, Rives Township Code of Ordinances, The Rives Township Zoning Ordinance”. He explained how the list of permitted and conditional uses had been reviewed, culled and vetted from a large list of these to arrive at ones the PC members thought were appropriate for our Township and its rural character. After much discussion of the proposed amendment the Chairman asked each member individually if they were satisfied and ready to conduct the Public Hearing. Each said they were satisfied and ready. Chairman describe how the Public Hearing is conducted: Clerk advertises, PC members explain amendment at PH, Public Comments are received, then PC decides to make changes or not and when it is satisfied their work

is complete they make a recommendation to the Township Board for its adoption or not. Chairman asked members to select a part of the proposed Ordinance that they would explain at the Public Hearing. Following is this assignment: a) Chairman DeCamp – overview and section 17.01 and 17.23, b) Mrs. Beecher 17.55, 17.56, 17.57, c) Mr. Williams – diagram C, d) Mr. Carmer – section D, e) Mr. Lindstrom – 17.99. Mr. Williams made motion 2cd by Mrs. Beecher to conduct Public Hearing to be held March 22 at 6:30 pm via Zoom for the purpose of taking Public Comments on Ordinance No. 2021-1.

Public comment was taken at 7:33 pm

1. Debbie Miller (resident) commented that the previous solar study covered both residential and large applications, stated that surrounding townships (Henrietta, Leslie, Spring Arbor and Tompkins) had Solar ordinances, and thanked the PC for explaining tonight how the list of Industrial permitted and conditional uses had been arrived at, and stated that the proposed Ordinance will be posted on the Township website.
2. Meg Short (nonresident) – commented that proposed Ordinance should be posted on Township website and that future discussion on a solar ordinance be listed as a Business topic at future PC meetings.
3. Linda DeBruler (nonresident) confirmed that Leslie Township does have a solar ordinance.

Public comment closed at 7:38 pm.

Chairman DeCamp stated that he thought the Proposed Ordinance had been posted on web site and Mr. Williams stated same.

Meeting adjourned at 7:40 pm. Motion by Mrs. Beecher 2cd by Mr. Carmer. All ayes. Motion carried.

Next regular PC meeting will be held March 22 at 6:30 pm for the Public Hearing related to Ordinance No. 2021-1. It will be held via zoom per government guidelines.