

MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD AT 8682 LANSING AVENUE, FIRE STATION

July 25, 2022

Meeting called to order at 6:30 pm.

Members present: Dwight Carmer-vice-chairman, Christine Beecher-ex-officio member from the Township Board (TB), Adam Williams -member, Jim Lindstrom-secretary. Absent: Chairman – position vacant.

Motion by Mr. Williams 2cd by Ms. Beecher to amend agenda Business item 1 to corrected address of 2992 Henry Rd and approve agenda. All ayes. Motion passed.

Motion by Mr. Williams 2cd by Ms. Beecher to approve minutes of June 27, 2022 regular meeting as written. All ayes. Motion passed.

Vice-chairman asked for reports: Mr. Carmer reported that no ZBA meeting had been necessary. Ms. Beecher reported from the TB that no TB meeting had occurred since her last report. Also, that she had not been able to attend Region 2 meeting. Mr. Carmer responded to Mr. Hammond's challenge at last PC meeting that vice-chairman needed authorization by PC members to conduct meeting as chairman. He stated that this is incorrect per the MZEA Act. 110 of 2016 and past practice. No other PC members had reports.

BUSINESS:

1. At this point Public hearing for 2992 Henry Rd Catering Kitchen was conducted (see minutes of Public Hearing)
2. Continued discussion of Renewable Energy for update of Master Plan (MP). Mr. Lindstrom gave history of PC work on Renewable Energy (solar). Advisory committee of township land owners Debbie Miller and Michael Buiten completed a draft solar ordinance from their research and presented for the PC's use on April 22, 2019. Due to quarantines of Covid-19 action on the draft was not taken. Completion of an ordinance for solar energy has been on the annual PC goals each year since. MSU extension office has prepared "a guide for Michigan local governments for Planning and Zoning for Solar Energy Systems". In it they suggest a 2-step approach: 1st address it in Master Plan (MP) and 2nd develop the ordinance. Mr. Lindstrom read a draft amendment to the Rives Township MP to achieve step 1. This topic was discussed among the PC members. Motion by Ms. Beecher 2cd by Mr. Williams for the following motion: "Recommend to Township Board that an amendment be added to the Master plan as follows:

Vision, intent, and purpose: To provide for the siting of Renewable Energy Systems subject to reasonable conditions that will protect the public health, safety and welfare. (This text will be added on MP page 3-2 as paragraph 2 under Goals and Objectives.)

Renewable Energy Systems will be an allowable principle use in the Agricultural zoning district subject to special land use approval and site plan approval by the Planning Commission under the

terms of the Township Zoning Ordinance. (this text will be added on MP page 3-2 as #4 under objectives of Agricultural land Uses.) A public hearing of this amendment will be held August 22, 2022 at 6:30 pm at 8682 Lansing Avenue, fire station.” All ayes. Motion passed.

Public comment was invited at 7:11 pm

1. Duncan Bone (resident) no comments
2. Stacy Stoner (resident) challenged that no acreage limit had been addressed in MP text.

Public comment closed at 7:13pm.

PC members discussed that step 1 addressed MP and step 2 will address conditions. Mr. Lindstrom discussed a checklist provided by Michigan Township Association (MTA) to implement a text amendment.

Motion by Mr. Williams 2cd by Ms. Beecher to adjourn meeting. Meeting adjourned by mutual consent.

Next regular meeting will be held August 22, 2022 shortly after Public Hearing on amendment to MP at 8682 Lansing Avenue, fire station.