

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

### **REGULAR MEETING**

**HELD AT 8682 LANSING AVE, FIRE STATION**

**JANUARY 23, 2023**

Meeting called to order at 6:30 pm.

Members present: Jim Lindstrom – Chairman, Christine Beecher – Ex-officio member from the Township Board (TB), Zach Rogers – member, Frank Adamczyk – member, Jon Hoffman – member (Mr. Hoffman’s first meeting).

Members absent: None

Motion by Ms. Beecher, Supported by Mr. Lindstrom to approve agenda of January 23, 2023 as presented including meeting dates for 2023.

Roll Call: Lindstrom Yes; Beecher Yes; Rogers Yes; Adamczyk Yes; Hoffman Yes.  
5 Ayes 0 Nay - Motion Carried.

Motion by Mr. Lindstrom, Supported by Ms. Beecher to approve the Regular Meeting Minutes of December 26, 2022 as presented.

Roll Call: Lindstrom Yes; Beecher Yes; Rogers Yes; Adamczyk Yes; Hoffman Yes.  
5 Ayes 0 Nay - Motion Carried.

Chairman asked for reports:

Mr. Adamczyk reported Roger DeCamp has been appointed to the the Zoning Board of Appeals as Chairman.

Ms. Beecher no report from the Township Board.

No other PC members had any reports.

### **BUSINESS:**

1. Introduce new member. Chairman introduced Jon Hoffman.
2. Elect Secretary. Chairman requests nominations or volunteers. Jon Hoffman volunteered to serve as secretary and received no opposition.  
Motion by Mr. Lindstrom to have Jon Hoffman serve as secretary.  
All Ayes – Motion Carried.
3. Chairman announced the cancellation of the Public Hearing for the Amendment of the Rives Township Master Plan that was previously scheduled for tonight.

Notice was published in the Salesman and was posted at the Township Office and on the website as required. The description of the proposed amendment language was presented four hours late according to residents therefore, a new date will be set.

4. Set a date for a Public Hearing for the Amendment to the Rives Township Master Plan. Chairman suggests conducting a Public Hearing at the next regularly scheduled meeting on February 27, 2023 at 6:30 pm at 8682 Lansing Ave, Fire Station. Motion by Mr. Hoffman, Supported by Ms. Beecher to set the date of February 27, 2023 at 6:30 pm for a Public Hearing.  
All Ayes No opposition - Motion Carried.

5. Read into record the language of the Proposed Amendment to Rives Township Master Plan.  
It is the intent of the Planning Commission to Amend Chapter 3, Page 3-2, of the Master Plan by adding a new subsection 4 to the statement of objectives for Agricultural Land Uses as follows:

4. It is recognized by this plan that the preservation of agricultural land uses may include the development of certain renewable energy systems subject to special land use and site plan approvals.

This language has/is/will be available to view for the next four weeks.

6. Set Meeting Dates for Planning Commission 2023 calendar year.  
Motion by Mr. Lindstrom, Supported by Ms. Beecher to prepare a calendar and post to the Township Office and website, the Regularly Scheduled Meetings in 2023 to be held on the fourth Monday of each month at 6:30 pm at 8682 Lansing Ave, Fire Station, subject to change by mutual consensus.  
Roll Call: Lindstrom Yes; Beecher Yes; Rogers Yes; Adamczyk Yes; Hoffman Yes.  
5 Ayes 0 Nay – Motion Carried.

Public comment was invited at 6:36

1. Alex Silvestri (resident) Ms. Hayward is accepting letters from residents to present to the Planning Commission. Is opposed to any amendment to the Master Plan that brings industrial solar to the community. Expressed the need to reinsert the word rural back into the Master Plan.
2. Jobeth Carlton (resident) stated she is pro solar if regulated. Noted that several members are new and stresses the importance to take adequate time and consideration to review materials before a vote. Also asked the Planning Commission to use the audio equipment.
3. Mr. Cahill (resident) Is highly in favor of solar power generation and stated it's benefits. Used Tompkins Township going forward with their solar ordinance as a favorable example.
4. Vercilla Hart (resident) stated she is not in favor of large solar but would support limited residential solar. Asked why documents that were supposed to be open for public review were not available in the township office as stated in the hearing publication.

5. Stacy Stoner (resident) stated she is not in favor of commercial solar and has concerns about disposal. Expressed concern that the word rural has been removed from the Master Plan.
6. Mark Stevenson (resident) did not wish to comment.
7. Helen Peterson (resident) is opposed to solar. Anything that takes away farmland is not supported.
8. Jesse Gibson (resident) asked questions about acreage, size and the construction of solar farms and power lines.
9. Joseph Yang (resident) asks the Planning Commission to take time in their decision making. To also take the community as a whole into consideration and not favor a special interest group or private land owners. When making their decisions they should be for the betterment of the entire township and not benefit one company or one specific land owner.

Public comment closed at 6:49 pm

PC Chairman answered questions presented during public comment and also explained the 2 Phases of the process.

Phase 1 – Amendment to the Master Plan that would allow for renewable energy.

Phase 2 – Write the Ordinance that would address renewable energy.

PC Chairman described the process to achieve the current draft ordinance using the 4-22-2019 draft ordinance for Solar Energy Systems prepared by an advisory committee of township property owners, the “General Solar Farm Ordinance Provision Ideas That are Conducive For Solar Development” provided by Consumers Energy, and the MSU Extension document, “Planning and Zoning For Solar Energy Systems – a Guide for Michigan Local Governments”. Other PC members voiced their concerns. The floor was again opened for further discussion with those in attendance.

Motion by Mr. Lindstrom, Supported by Ms. Beecher to adjourn the meeting.

5 Ayes 0 Nay – Motion Carried.

The meeting adjourned at 7:11 pm.

**Next regular meeting and a public hearing for the amendment to the MP will be held February 27, 2023 at 8682 Lansing Avenue Fire Station.**