

MINUTES OF THE RIVES TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

HELD: RIVES TOWNSHIP HALL

January 15, 2018

Meeting called to order at 6:30 pm

Members present by roll call vote: Chairman Roger Decamp, Dwight Carmer, Cliff Herl, and Jim Lindstrom.

Absent: Phyllis Pitmon.

Mr. Carmer made motion to approve the agenda for the 1-15-18 Planning Commission Meeting, second by Mr. Herl. All ayes.

Mr. Herl made motion to approve the minutes from the 12-12-17 Planning Commission Regular Meeting, second by Mr. Carmer. All ayes.

Chairman DeCamp asked for Reports. Mr. Carmer reported no ZBA meeting had been necessary. Mr. Herl reported on behalf of the Township Board business that per the Code of Ordinance the Township Clerk will sign the official Zoning Map. The PC is authorized and invited to attend a DNR workshop in January. Mr. Herl reported the MDOT approved 2018 Railroad Crossing improvements in Rives Township have been authorized. He also reported cleanup at 4151 Territorial Rd. has had a time extension approved. He reported on security measures at Township Hall for receiving tax payment monies. Under PC member comments: Chairman reported on research on Williams Aeropark. After the Jackson Circuit Court ruled in 1995 that the PUD with conditions was approved, the Township appealed that decision to the Michigan Court of Appeals. After review of the lower Court decision the Appeals Court decided not to hear the case and let the decision stand. Because the Township Code Ordinance requires a PUD to be in a residential Zoned Use he believes the Court decision established that the property is zoned Residential. Chairman raised the topic of storage containers and if and how they fit our Code of Ordinances. PC Commission unanimously expressed disappointment that the Special Meeting with the Township Board to discuss the topics of Zoning Ordinance, permit process, writing permits, and Code of Ordinance enforcement was cancelled for the reasons given. The meeting was not given Public Notice. Mr. Herl mentioned that the Township Board may agree to meet with the PC in April 2018. The Chairman reported that specific properties should not be mentioned by name per the

Township Attorney when legal action is pending. Discussion followed that PC should be informed of pending legal actions.

At 7:52 pm public comment was invited. No one was in attendance therefore no public comment.

PC continued with agenda Business:

1. Chairman led the PC in the review of the Master Plan. The amendments requested at the previous meeting have been incorporated. Mr. Bauman of Region 2 has done an outstanding job of helping complete the 2018 Master Plan.
2. Motion: The Planning Commission has completed its duty of updating the Rives Township Master Plan dated 2018 and now requests the Township Board to review same and release the Draft of the Master Plan for the required 63 day Comment Period. See **the attachment** provide by Region 2 of recommended current steps and future steps to achieve the adoption of the Rives Township Master Plan. Motion made by Mr. Lindstrom and seconded by Mr. Carmer. Vote: 4 ayes, Pitmon absent.
3. The Township will use the current Map Holder Hanger in the Township office for the Maps resulting from the 2018 Master Plan. Chairman will obtain this set of maps from Region 2.
4. Chairman led discussion of the Code of Ordinances and the wording that applies to the potential application by Novi Energy to construct a gas to electricity conversion plant along the gas pipeline in Section 5 of the Township. Chairman stated that Novi Energy plans to attend the PC Regular Meeting in February for a discussion of zoning changes needed, approvals required and timeline to accomplish. Chairman also provided and discussion followed regarding 1-11-18 letter from Novi Energy to Township.
5. Chairman read from MTA edition 2012 Authorities and Responsibilities of Michigan Township Boards and Commissions for pertinent topics regarding the PC Commission.
6. Motion was made by Mr. Herl and second by Mr. Carmer to accept the 2017 PC Annual Report. All ayes, Pitmon absent. This will be provided to Township Clerk.

At 10:10 pm public was invited. No one was in attendance therefore no public comment.

Next Regular meeting will be held Monday 2-19-18 at 6:30 pm at Township Hall.

Meeting adjourned by vote at 10:12 pm

Respectfully submitted,

James E. Lindstrom, Acting Secretary