

MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD- LANSING AVENUE FIRE STATION

April 22, 2019

Meeting called to order at 6:30 pm.

Members present: Chairman DeCamp, Dwight Carmer, Adam Williams, and Jim Lindstrom by roll call. Cliff Herl, ex officio member from township board passed away since last meeting.

Written agenda didn't include needed approval of 3-4-19 PC minutes of Public Hearing. It was added to the agenda. Mr. Carmer made motion to approve amended agenda, seconded by Mr. Williams. All ayes.

Mr. Williams made motion to approve minutes of 3-4-19 regular PC meeting, seconded by Mr. Carmer. All ayes.

Mr. Carmer made motion to approve minutes of 3-4-19 Public Hearing, seconded by Mr. Williams. All ayes.

Chairman asked for reports. Mr. Carmer reported that no ZBA meeting had been necessary. The Board ex-officio position is vacant as no replacement has been named, therefore no report from township board (TB). Mr. Lindstrom reported that 1) Resolution # PC 2019-1 To Adopt Master Plan had been sent to TB, 2) letter informing "entities" advising of adoption of Master Plan had been sent to "entities", and 3) gave to members proof of publishing of Public Hearing notice in Salesman. Chairman handed out information for May 30, 2019 MTA sponsored "Introduction to Planning and Zoning" training to be held in Jackson.

Public comment was invited at 6:37 pm.

1. Debbie Miller (resident) stated that GLREA has offered to speak to a Rives Township group regarding 1, renewable energy and 2, regarding tax policy that solar tax assessments are inconsistent across Michigan.
2. Vercilla Hart (resident) 1, asked if the PC planned to address the Hacker Machine issue tonight. She stated that information had been given to Supervisor to be discussed with Chairman regarding 2001 land split of Hacker property that allowed housing to be built on industrial land. Realtor may have misrepresented land as residential and Bill Garner assessor at the time may have mistakenly allowed land split for industrial which then had housing built on. Much discussion regarding as to who determines zoning- township board, title companies, realtors, etc.
3. Stacy McClure (resident) asked where it says that title companies don't trump zoning by township.
4. Vercilla Hart (resident) continued discussion of this topic.
5. Linda DeBruler (nonresident) said that Supervisor had said that he would talk to Chairman to investigate this issue and that it would be handled in next several months.
6. Bryce Hammond (resident) asked Chairman if this had happened.
7. Donna Domm (resident) asked PC what survey crew is doing on Berry Rd. under US-127.

8. Stacy Stoner (resident) stated that line item 101-400-426 from Township Board showed PC annual legal expense ending 3-31-19 was \$6,173.06. She asked for explanation.
9. Megan Short (nonresident) referred to PC legal expenses from 2017 and asked for explanation.
10. Kim Huntley (resident) 1, asked about activity at Territorial Rd proposed park, 2, asked PC to make internet access for township a priority as previous requested in October 2018
11. Linda Waller (nonresident) made multiple negative comments about Chairman and the PC job he was doing.
12. Vercilla Hart (resident) made more comments regarding the industrial land called Hacker Machine.

Public comment was closed at 7:24 pm.

Business:

1. Solar Power – Chairman invited the advisory committee of Debbie Miller and Michael Buiten to discuss the work they had done. Mrs. Miller discussed the 12 pages labeled 4/22/19 Draft Ordinance that the advisory committee had submitted to the PC for consideration. She read the Purpose and Intent, stated that sources they had used were Google search, GLREA, 7-8 local township ordinances, and Region 2. Mrs. Miller asked who would incorporate any approved ordinance into the existing Code of Ordinances. Mrs. Miller continued with describing other areas covered in draft being definitions, small solar and large solar. Mr. Buiten discussed 1, need to recover cost of review for applications if it requires outside profession help because it is beyond township personnel skills, 2, how to protect township when decommissioning happens. At this point the Chairman allowed public comment and questions.
2. PC meeting dates- motion by Mr. Williams seconded by Mr. Carmer to change regular meeting previous scheduled for May 27, 2019 be changed to May 20, 2019. By roll call vote all ayes. Motion by Mr. Carmer seconded by Mr. Williams that regular meeting previously scheduled for December 23, 2019 be changed to December 16, 2019. By roll call vote all ayes.
3. CUP history review. Chairman read from Code of Ordinances pages 92-93 which address timelines for voiding of a CUP. Mr. Carmer asked regarding the 3-year renewal which was a part of early CUPs on the history list. Mr. Lindstrom stated that in researching past PC minutes he had read where township attorney gave opinion that renewal is not required. He will report this at next meeting. After discussion on how to proceed with this history review, a motion was made by Mr. Lindstrom, seconded by Mr. Carmer to give lists provided by Chairman to Tom Cottrell to vet as to “current” activity and to prepare a list of all active CUPs. Roll call vote Lindstrom yes, Williams yes, Carmer yes, DeCamp no. Motion passed. Mr. Lindstrom will contact Mt Cottrell.
4. Chairman handed out replacement sheets for member Master Plan books. Members will update their books with finalized pages.

Public comment was invited at 8:32 pm.

1. Linda Waller (nonresident) commented that for solar ordinance 1, care should be taken in handling any escrow requirements 2, and taxation reverting at decommissioning.
2. Megan Short (nonresident) asked if 1, proposed draft addressed glare, 2, in what zoning district are solar farms allowed.
3. Donna Domm (resident) discussed solar gardens.
4. Vercilla Hart (resident) asked regarding October 2017 maps in Section 5.

5. Kyle Waller discussed Chairman name on past PC legal bills. Went on to criticize individually Mr. Decamp, Mr. Carmer, and Mr. Lindstrom for various reasons. Chairman told Mr. Waller that per the public comment guidelines that his 3 minutes had expired and that personal attacks are not allowed. He refused to stop making comments. At that point the meeting was abruptly adjourned.

Public comment closed at 9: 01 pm.

Motion by Mr. Carmer, seconded by Mr. DeCamp to adjourn meeting at 9:02 pm.

The next Regular PC meeting will be held Monday 5-20-19 at 6:30 pm at the Lansing Avenue fire Station.