

MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD-AT LANSING AVENUE FIRE STATION

December 16, 2019

Meeting called to order at 6:30 pm.

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

Agenda was approved as written. Motion by Mr. Williams, seconded by Mr. Carmer. All ayes.

Mr. Carmer made motion to approve minutes of the 11-25-19 regular PC meeting, seconded by Mrs. Miller. All ayes. Motion carried.

Chairman DeCamp asked for reports. Mr. Carmer reported that no ZBA meeting had been necessary. Mrs. Miller reported that no TB meeting had occurred. Mr. Carmer reported that he had talked to Mr. Berkmeir, who has the one residential property in “non-Compliance” in the industrial zone. After confirming with the Township assessor that property taxes would not be effected he is in favor of changing his zoning to agricultural. Mr. Williams asked when PC would establish 2020 meeting schedule. Response, in the next meeting, January. Chairman DeCamp mentioned the Code of Ordinance updates should not be inserted and that another update is coming.

BUSINESS

Industrial District review of Draft # 4 dated December 5, 2019.

CWA updated the previous draft # 3 from the review by the PC last month and the comments provided by the PC. CWA also prepared suggested possible guidelines for the 4 conditional uses established by the PC. After much discussion among the PC members in its working session the following updates are made for Draft # 5.

1. Section 17.01 Purpose - : Confirmed as written.
2. Section 17.23 – Use Regulations: A and C confirmed as written. B changed to replace “...permitted only if listed as a conditional use” with “considered”.
3. Section 17.99 Performance Guarantees, Escrow, Decommissioning, and Reclamation confirmed as written in its entirety.
4. Section 17.55 Light Industrial District – I: intent confirmed as written.
5. Section 17.55 Permitted uses items 1-11 confirmed as written in its entirety.
6. Section 17.55 conditional uses has a typo in #3 that should read “paint” instead of “print”. Everything else is confirmed as written.
7. Section 17.55 Dimensional Requirements and the matrix are confirmed as written.
8. Section 17.55 page 5 is confirmed as written.

9. Article 7 Conditional Uses: add to Section 17.85 B -18. Trucking and Transit terminals.... is confirmed as written.
10. Add to section 17.85 B – 19. Contractor’s yard and Contractor’s Storage Yard.... – (c) and (f) are deleted, (e) is confirmed as written, (a) is amended to be 2 acres, (b) has last 2 sentences deleted (remainder is confirmed as written), (d) has typo corrected “of” for “or” end of 1st line and also changed as follows “...equipment and supplies are allowed. An obscuring wall or fence may be required by the Planning Commission.” Remainder of wording starting at, provided such ... to end of paragraph is deleted.
11. Add section 17.85 B – 20. Repair garages – (a) is amended to 2 acres, (b) (c) (d) (l) are deleted, (e) and (h) are confirmed as written, (f) shall read “ Inoperative or unlicensed vehicles shall be stored within an obscuring wall or fence that is compatible with the surrounding area.” (g) Shall read “Where the site abuts any residential use, protective screening may be required.”, and (j) shall read “Signs shall conform to the existing Code of Ordinance per Article 5.”
12. Add section 17.85 B – 21. Sales of construction or farm equipment Change sub point numbers to letters, delete (2) (3) (5) (7) (8) (9) , change (1) to (a) and amend to 2 acres, (4) is confirmed as written and becomes (b), change (6) to read “Signs shall conform to the existing Code of Ordinance per Article 5.” This will be listed as (c).
13. Add Section 17.85 B – Self-storage facilities..... (a) Change to 2 acres, (c) (f) and (g) (typo capitalize PC) are confirmed as written, (e) (h) (i) (j) (k) and (l) (1) (2) are deleted, (b) words “operable and licensed” are deleted (remainder of (b) is confirmed as written), (d) delete second sentence. The result of these changes will be given alpha notations.

CWA will be given this list of changes to prepare draft #5 and provide to the PC for the January meeting.

Secretary Lindstrom stated that once the final draft is approved by the PC, the guidelines of the MZEA sections 125.3306, 3307 and 3308 will be followed to conduct at least 1 public hearing.

Public comment was taken from the sign in sheet at 8:21 pm

1. Linda DeBruler (non-resident) commented on the hours of operation comment re: conditional use and asked when the final draft would be available.
2. Megan Short (non-resident) stated that she had contacted CWA to get copy of tonight’s business draft.
3. Stacy Stoner (resident) stated concern about her inability to review draft and thought that CWA instruction had been to keep light industrial out of Township.
4. Vercilla Hart (resident) thinks that CWA preparing long list of conditions for list that the PC then reviewed in relation to this township and as a result deleted many was a waste of money, asked when the final draft for Light Industrial would be complete, and asked for clarification of Section 17.33 Non-conformities. Chairman DeCamp discussed.

Public comment closed at 8:40 pm.

PC members discussed when final draft would be available for public review and concluded that the January meeting may establish the final draft and thereafter could be available after for public for review.

Motion by Mr. Carmer second by Mr. Williams to adjourn meeting at 8:48 pm.

Next Regular PC meeting will be held Monday January 27, 2020 at 6:30 pm at the Lansing Avenue Fire Station, 8682 Lansing Avenue.