

# MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

## REGULAR MEETING

### HELD –AT LANSING AVENUE FIRE STATION

November 25, 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. Guest is Chris Adkins- professional planner from Carlisle Wortman Associates (CWA)

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

Mr. Williams made motion to approve with correction of the date to 10-28-19 of the minutes of the 10-28-19 regular PC meeting, seconded by Mr. Carmer. All ayes. Motion carried.

Chairman asked for reports: Mr. Carmer reported that no ZBA meeting had been necessary. Mrs. Miller reported from the TB that a) Swift Electric bid was approved to upgrade remaining sodium street lights to LED. Price not to exceed \$1,000, b) Thrun Law Firm approved to assist with sewer bond refinance, c) approved township portion of GIS Aerial Imagery of Rives Township for \$3,280, and d) received overview from Fire Dept. on upgrade of hose reels to our new Spencer Rescue truck. TB approved the additional Cost of \$4,500.50 pending approval by Tompkins, e) approved \$750 for grant writing by Cary Thompson for Lucus defibrillator contingent on Tompkins approval. Chairman DeCamp reported that he has reviewed Mr. Herl's PC records and retained them in Township office as appropriate. He also reported that Mr. Berkmeir had contacted the Township assessor and is satisfied that rezone of their property from Industrial to residential won't affect their property taxes. Rezone can be initiated by land owners or Township.

#### BUSINESS:

Industrial District draft review with CWA representative. Chris Adkins of CWA was introduced and presented Draft # 3 (dated November 12, 2019) language updates for the Code of Ordinance related to Light Industrial District – I. After much discussion among the PC members and Mr. Adkins the following edits/changes were made to prepare Draft #4 which will be presented at the next regular PC meeting:

1. Section 17.01 Purpose (page 53) delete language "If the specific use of land, natural resources and structures are not listed as a permitted use in their ordinance, conditional use permits are required and can only be granted by the Rives Township Board."
2. Section 17.23 paragraph B (page 64) delete language "..., either specifically or by necessary implication, authorized by this Ordinance."
3. Section 17.99 Performance Guarantees, Escrows, Decommissioning and Reclamation is added as presented. This will be added to page 97.
4. Section 17.55 Intent is confirmed as presented in Draft # 3.

5. Permitted uses #1 and #2 are confirmed as presented in Draft # 3.
6. Permitted use #3a is amended to language "pharmaceutical preparation". #3b and 3c confirmed as presented.
7. Permitted uses # 4, 5, 6, 7, and 8 confirmed as presented.
8. Permitted use language "metal fabrication, welding and tool and die shops." Is added as permitted use #9.
9. Permitted use language from existing Ordinance #J, page 73, is added as use # 10 "Skilled trade services including plumbing, electric, heating, welding, printing, and painting establishments." Welding was added.
10. Permitted use language "Uses similar to the above." Is added as permitted use # 11.
11. Conditional Uses #1 and #4 are deleted.
12. Conditional uses # 2, 3, 6 are confirmed as presented.
13. Conditional use # 5 is amended to language "Repair garages and paint shops for autos and other vehicles, construction and farm machinery and equipment sales and repairs."
14. Conditional use language "Uses similar to the above." is added as conditional # 5.
15. On page 5 of Draft #3 only edit is in map change "building" to "structure".
16. On Page #6 of Draft # 3 points 1, 2, and 3 are confirmed as presented.
17. Point # 4 language is changed to "The proposed site for any such use shall have direct access to a paved road. Parcels/ lots shall have direct access to a paved road."

This is end of edits to Draft #3 presented by CWA and discussed among PC members. There was discussion that some of the uses in industrial district will have cross over applications in other districts that will be addressed when those districts are reviewed. CWA will be given this list of changes to prepare Draft # 4 and provide to the PC for the December meeting. It will not be necessary for CWA representative to be at December meeting. CWA was also asked to submit suggested conditions for each of the final list of conditional uses.

Public comment was taken from the sign in sheet at 8:43 pm.

1. Vercilla Hart (resident) asked for clarification on a) height allowed in Industrial District, b) clarification of pharmaceutical preparation, c) questioned trucking terminal use, d) asked if ZBA has minute records from deceased former ZBA member.
2. Stacy Stoner (resident) stated a) it is helpful to have CWA representative at PC meeting, b) asked chairman if he had list of variances she had prepared.
3. Linda DeBruler ( non-resident) a) stated she is thankful for the performance guarantee language being considered, b) questioned spot zoning for agriculture, c) questioned height of communication equipment in Industrial district
4. Lisa Manwell (resident) questioned height of communication equipment.

Public comment closed at 8:51 pm.

Motion by Mr. Williams, seconded by Mr. Carmer to adjourn meeting at 8:54 pm.

**Next Regular PC meeting will be held Monday December 16, 2019 at 6:30 pm at their Lansing Avenue Fire Station, 8682 Lansing Avenue.**