

# **RIVES TOWNSHIP PLANNING COMMISSION**

**JANUARY 24, 2022**

To Rives Township Board

From: Rives Township Planning Commission

**Re: 2021 Annual Report Summary**

## **Planning Commission (PC) members**

1. Chairman- Roger DeCamp
2. Vice Chairman- Dwight Carmer
3. Secretary- James Lindstrom
4. Ex-Officio member from TB (with full voting rights) Christine Beecher
5. Member- Adam Williams

## **2021 Goals**

1. Continue zoning map review of neglected and discontinued zoning
2. Update Zoning Chapter 17 for correction of dates and State of Michigan preemptions
3. Proceed to complete Solar Ordinance
4. Conduct annual status review of open CUP's
5. Have a joint workshop with TB/PC to foster communication

## **January 25, 2021 Regular Meeting – Zoom**

1. Secretary submitted 2020 annual report of PC meeting for submission to TB
2. 2021 PC officers elected
3. 2021 meeting dates and times established
4. 2021 PC goals were discussed and established
5. Industrial District draft was discussed and amended
6. Some zoom participants lost connectivity so continuation of topic was tabled.
7. 4 people who still had zoom connectivity gave public comments.

Length of meeting – 1 hour 24 minutes

4 people made public comment – 0 hour 4 minutes

## **February 16, 2021 Regular Meeting – Zoom**

1. Discussion among PC as to consider Solar farm in Industrial district or not. After PC deliberations was concluded by each PC member that the appropriate District for Solar Farms would be the Agricultural District as a conditional use.
2. PC discussed Public Hearing for "Amendment to Chapter 17, Rives Township Code of Ordinances" Date of March 22,2021 was set for this Public Hearing.
3. 3 people gave public comments. Some topics: reference to previous solar study by committee, acknowledged how list of Industrial permitted and conditional used had been arrived at, commented that proposed ordinance should be posted of township website.

4. Chairman and a member stated they thought the proposed Ordinance had been posted to township website.

Length of meeting – 1 hour 6 minutes

3 people made public comment – 0 hour 5 minutes

#### March 22, 2021 Regular Meeting – **Zoom**

1. Chairman explained public hearing process and PC's job to evaluate and when completed to recommend to the TB.
2. Secretary read the 5 proposed zoning text changes that were being considered and the PC's reasoning for same.
3. John Enos , professional planner from CWA commented that the proposed language is thoughtful, reasonable and legal in his opinion and experience.
4. Secretary read into minutes names of written public comments. In addition, 12 people made zoom public comments. Some topics: several thanked PC for work to try to finalize industrial ordinance, attorney for CKRR commented, another resident's attorney offered comments, comments regarding fear of power plant.
5. PC deliberated on comments offered and the language proposed. A language amendment was made. PC members stated they were satisfied with discussion and review.
6. PC passed option to recommend to the TB the adoption in entirety of the Amendment to Chapter 17 of the Rives Township Code of Ordinances.
7. 4 people made public comments. Some topics: still fearful of power plant.

Length of meeting- 2 hours 15 minutes

16 people made public comment – 0 hour 47 minutes

#### May 24, 2021 Regular Meeting – **Pavilion**

1. Secretary stated that recommended Amendment to Chapter 17 had been submitted to Township Clerk who submitted to County Planning Commission for review.
2. Chairman led Zoning Map review.
3. Discussion on Local Zoning/ Preemption by State of Michigan
4. 4 people mad public comments. Some topics: when will RR Xing be paved, people involved in zoning map change, when will PC take up Solar Ordinance.

Length of meeting – 0 hour 51 minutes

4 people made public comment – 0 hour 8 minutes

#### June 28, 2021 Regular meeting – **fire station**

1. Zoning Map review included written requests from property owners to rezone parcels to agricultural/residential. Public hearing date of August 23, 2021 set to adopt these rezone requests.
2. Chairman gave update on restrictions/preemptions on Local Zoning by State of Michigan.

3. 3 people made public comments. Some topics: questioned zoning map completeness, inquiry regarding Novi Energy plans.

Length of meeting – 0 hour 51 minutes

3 people made public comment – 0 hour 8 minutes

July 26, 2021 Regular Meeting

3 people made public comment – 0 hour 9 minutes

1. Ms. Beecher reported that TB had conducted informational meeting on Township roads by 3 JDOT officials.
2. Chairman led a discussion of MP Maps history and purpose of each.
3. Chairman gave update of Restriction/preemptions on local zoning by State of Michigan
4. The status of PC goals for 2021 was reviewed.
5. 3 people made public comments. Some topics: would like to work on solar ordinance completed, asked why Zoning Enforcer doesn't attend PC meeting, question the ordinance regarding animals allowed.

Length of meeting- 1 hour 43 minutes

August 23, 2021 Regular Meeting

1. A review of CUP's was conducted by Township Zoning Enforcer. Two properties were in nonuse of the conditional use for a period of more than six months and therefore in abandonment of the conditional permit. All other addresses and permitted uses on the list of active CUP's are still active.
2. The public hearing date was rest to rezone certain properties.
3. 1 person made public comment. Some topics: Tompkins Twp. Is having meeting on Wood Rd solar farm, comment on Novi Energy.

Length of meeting – 0 hour 52 minutes

1 person made public comment- 0 hour 2 minutes

September 27, 2021 Regular Meeting

1. New Code of Ordinance books given to PC members.
2. October 25, 2021 set for public hearing to rezone 5 parcels of land to bring in conformance with MP.
- 3.
4. PC began discussion proceeding to continue prior evaluation of an ordinance on Solar Energy. CWA will be contacted to provide a template for an ordinance for consideration by the PC.
5. 2 people Made public comments. Some topics: when was agenda provided to clerk for posting, suggested that prior work by advisory committee on solar ordinance be used.

Length of meeting- 1 hour 15 minutes

2 people made public comment 0 hour 2 minutes

October 25, 2021 Regular Meeting

1. Public hearing conducted to consider rezoning of 5 parcels which had been inactive for years under its zoning. 3 people made public comments.
2. PC discussed and evaluated comments.
3. Each of the 5 parcels were considered individually. Each motion individually to rezone was approved.
4. No other public comment was offered.

Length of meeting-1 hour 17 minutes

3 people made public comment – 0-hour 12 minute

November 22, 2021 Regular Meeting

1. PC members reviewed and discussed examples of Solar ordinances
2. No public comment was offered.

Length of meeting – 1 hour 58 minutes

No public comment received – 0-hour 1 minute

December 28, 2021 Regular Meeting

1. Topics for YE review were discussed
2. Chairman referred to the MTA guide for “Planning and Zoning for Solar Energy Systems”. He led discussion as to where solar energy fit into our Code of Ordinances and the MP.
3. 3 people made public comments. Some topics: proper disposal of solar panels, 2016 land use map should be updated b/c of residential builds since then, bond and guarantee for cleanup and restoration if solar farm, questioned 1.5 acre minimum along Rive Junction Rd sewer district.

Length of meeting-1 hour 18 minutes

3 people made public comment- 0 hour 9 minutes