

RIVES TOWNSHIP ZONING BOARD OF APPEALS MINUTES

REGULAR MEETING April 9, 2025 AT 8682 LANSING AVE FIRE STATION Rives Junction MI. 49277

Meeting called to Order at 7:00 pm ZBA members being: Roger DeCamp-Chr, Rae Pierce-Sec, Jan Hayward-Pc, (Alternate members: Anthony Baker, Gregg Johnson)

Welcome & Introduction:

Roll Call was taken: Roger DeCamp Chr. Present; Rae Pierce Sec. Present; Jan Hayward Pc, Present (Alternate members) Anthony Baker, Present; Gregg Johnson, Absent.

The agenda was put before the Board for Changes or Approval. Rae Pierce made a motion to accept the agenda, as written supported by Jan Hayward. Vote was taken All Ayes, Motion carried.

Review of Regular Meeting Minutes. Motion was made by Jan Hayward to approve the March 12, 2025 Regular Meeting Minutes with correction of typo of the word Pade replace with the word Kade. supported by Roger DeCamp. Vote was taken. All Ayes, Motion carried.

Member Report:

Roger DeCamp reported that the Rives Township Board had voted to increase wages for all board members.

Planning Commission: Jan Hayward reported that the PC was reviewing Rives Code of Ordinances with the help of region 2 Planning Commission.

Business:

- Appeal Number 2024-6 Application for interpretation of 17.42 letter "O" was read to the ZBA
- Chairman called for a motion on the interpretation of 17:42 letter "O"
- Rae pierce made the motion to read as follows: The ZBA interpretation is that Letter "O" Quarries and Gravel Pits are a Heavy Industry Use, based on the stated material we have referenced. The ZBA conclusion is that we agree with Rives Township board that Sec.17:42 Letter "O" Quarries and Gravel Pits and 17:85 B:13 a – m should be, removed Promptly from the Rives Township Zoning Ordinances Chapter 17, Agricultural District. Motion support by Roger DeCamp. Call for discussion: none. Roll call vote taken: Rae Pierce yes, Jan Hayward yes, Roger DeCamp yes, motion carried.
- **References material used.**
- Reviewed zoning sections 17:40, 17:42, 17:80, 17:85, and 17:01.
- Compared 1977 Land Use Guide (this is what planners used until 2019) To 2019 Master Plan page 2-8, 9600+ acres of Agricultural land went into housing during that period.

- Master Plan 2019 Page 2-9 Survey, is this a good place to live? 80% said, good to excellent
- Master Plan 2019 Page 2-10 Survey, 92% said, preserve Farm Land / Open Spaces.
- Master Plan 2019 Page 3-4 Industrial Land Use, Goal: and Objectives: Read.
- Master Plan 2019 Page 3-7 Light Industrial...development that complements the rural residential character of the Township.
- Master Plan 2019 Page C-15 Future Land Use Map dated 2/5/2019. No place for Heavy Industrial / Aggregate Mining
- Master Plan 2019 Page C-12 Existing Land Use Map dated 11/7/2017, Rural Residential living density is higher today, In 2025, 8 years later.
- Master Plan 2019 Pages 1-2, 1-3, 1-4, 1-6. Principles of the Master Plan
- We looked at the 1986 small gray ordinance book titled: Rives Township Ordinance, compiled by Ordinance System Inc. This book of ordinances has many of the same Agricultural conditional uses as a previous ordinance, namely sand & gravel quarries and gravel pits, airports, country clubs, golf courses, etc. They have just been passed along to the current neglected Zoning Ordinance Rives Township has today in April 2025, 39 years later! The character of the township has changed. The 2019 Master Plan created with public input has shaped Rives Township's future. The PLAN is to be followed by the Zoning ordinance.

Held Over Business: Tabled writing of a suggestion for parameters of non-conforming Property to May 14, 2025.

Public Comments: Time Open 11:07 PM, Public Comments was Received, Timed Closed 11:14 PM,

Call for a motion to adjourn the meeting. Motion was made by Jan Hayward to adjourn and supported by Rae Pierce Vote taken: All Ayes, Motion carried.

Meeting adjourned at 11:21 PM.

Next Meeting May 14, 2025

Rives Township ZBA Secretary

Respectably Rae Pierce

