

**RIVES TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
8682 LANSING AVE FIRE STATION
July 22, 2024**

The Rives Township Planning Commission was called to order on Monday, July 22, 2024 at 6:30 pm.

Members present: Jim Lindstrom - Chairman, Christine Beecher - Ex-officio member from the Township Board, Jon Hoffman, Mark Stevenson, Janet Hayward – Secretary

Members Absent: none

AGENDA APPROVAL / ADDITIONS / DELETIONS

- Motion by Hoffman, supported by Stevenson to approve agenda of July 22, 2024 as presented.

Unanimously approved by voice vote

MINUTES APPROVAL

- Motion by Stevenson, supported by Beecher to approve the Regular Meeting Minutes of June 24, 2024 as presented.

Ayes – Beecher, Stevenson, Lindstrom

Nay – 0

Abstain – Hoffman, Hayward (absent at June meeting)

Motion approved by voice vote

REPORTS

ZBA

1. Approved Variance Request 2024-3; for a 24x24 pole barn garage at 12004 Country River Drive as proposed with the following conditions: a variance of 14 ft be granted from the property line to the structure.
2. Approved Variance Request 2024-4; for a 24 x 22 garage at 12016 Country River Drive as proposed with the following conditions: a variance of 9 ft be granted at the front corner of structure from the south side property line, and a variance of 11 ft be granted on the south side back corner of structure from the same property line,
3. Approved Variance Request 2024-5; 32 x 48 garage as proposed at 8587 Rives Junction Road as proposed with the following conditions: a variance of 9 ft from the 25 ft. requirement , in addition a hard surface apron is approved for the entrance of the proposed structure.

TOWNSHIP BOARD

1. Township Board motion to review Section 17.42 with emphasis on letter “O” and make recommendation to Township Board.

OTHER PC MEMBERS

1. None

BUSINESS

1. Township Board motion to review Section 17.42 with emphasis on letter “O” and make recommendation to Township Board by August 28, 2024.
 - a. Review and discussion; Section 17.85 – Required standards and findings for making determinations with an emphasis on B:13, a - m.

Motion by Stevenson, supported by Hoffman to offer the following recommendation to the Township Board; On July 22, 2024 this Planning Commission, at the request of the Township Board, has reviewed the Agricultural District Conditional Uses requiring Township Board Authorization, Section 17.42; O. Additionally, reviewed Section 17.85 – Required standards and findings for making determinations; B: 13 (Quarries and Gravel Pits), a – m and discussed each individually. We found no need to amend Section 17.42; O nor Section 17.85; B: 13, a – m, and recognize the efforts made by previous writers as they prepared the standards for making these findings and determinations for applications of Conditional Uses. In our opinion, the property owners, residents, and the township interests are adequately protected.

Ayes – Hoffman, Hayward, Stevenson, Lindstrom
Nay – 0
Abstain – Beecher
Motion approved

2. Review Chapter 17 of Zoning Ordinance and update as appropriate.
 - a. In 2015 a previous Planning Commission updated Chapter 17 (Draft).
 - b. It was adopted, recommended, sent to the Township Board and was approved, referendum repealed.
 - c. Review and use as a starting place to update.

PUBLIC COMMENT

1. Jobeth Carlton
 - a. Has the Planning Commission discussed this with township attorney.
2. Donna Domm
 - a. Does not understand the difference in mining being agricultural rather than light industrial.
 - b. Set backs. Do we have minimums and maximum size of area.
 - c. Is there a difference between a surety bond and a performance bond.
 - d. Restoration – may or have to
 - e. Has a problem with definitions of quarries and gravel pits.
 - f. Road replacement
3. Bryce Hammond
 - a. Bonds

Motion by Lindstrom, supported by Hoffman to reschedule the next Planning Commission meeting from Monday, August 26, 2024 to Tuesday, August 27, 2024 at 6:30 pm.

Unanimously approved by voice vote

Motion by Beecher, to adjourn the meeting at 8:05 p.m.

Unanimously approved by voice vote

Submitted by Janet Hayward – Secretary

