

MEETING OF THE RIVES TOWNSHIP COMMISSION

REGULAR MEETING

HELD AT 8682 LANSING AVE, FIRE STATION

July 26, 2021

Meeting called to order at 6:30 pm

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

Mr. Lindstrom added item 3 to Business of agenda. "Review status of PC goals for 2021." Motion by Mr. Williams, 2cd by Mr. Carmer to approve the agenda as amended. All ayes. Motion passed.

Motion by Mr. Carmer, 2cd by Ms. Beecher to approve minutes of the June 28, 2021 regular PC meeting as written. All Ayes. Motion passed.

Chairman asked for reports. Mr. Carmer reported that no ZBA meeting had been necessary. Ms. Beecher reported on July 21, 2021 TB meeting. The JDOT had 3 officials who made a presentation on the condition of roads in the township, funding sources for work, type of fixes that could be performed and approximate costs. This is the first of information meetings made available to residents to determine if residents are interested or not in approving a bond issue to pay for improving the township roads. Mr. Lindstrom had attended that TB meeting and also commented on the JDOT presentation. Mr. Carmer commented that a review of CUP's should be made. No other member comments were made.

BUSINESS:

1. Map Reviews-The chairman brought a set of large maps from the Master Plan (MP) and lead a discussion of the history and purpose of the various maps. This will helped describe the 3 parcels that will be considered at the public hearing for rezone of these properties. A Public Hearing date of August 23, 2021 has been set to consider these rezone requests. The Clerk will advertise and publish notice.
2. Restrictions/preemption on Local Zoning by State of Michigan update- Chairman reported that he contacted the Michigan township Authority (MTA) to get a list of existing preemptions affecting local zoning ordinances. MTA referred him to the MSU extension updated article "Restrictions on Zoning Authority" dated March 12, 2021 and he passed out to members a copy of same. Members discussed among themselves desirability/or not of compiling a list legislatively preemptive. The Chairman will work with the Township attorney to evaluate and develop, if necessary, an update of language in the Code of Ordinances to reflect legislative preemption issues so it is available to all township users. The Chairman also discussed the significance of the legislative preemption language of non-conforming uses.
3. Review status of PC goals for 2021- The secretary read aloud the 2021 goals as listed in the January 25, 2021 PC meeting minutes. "...a) continue zoning map review of neglected and discontinued zoning, b)

update zoning Chapter 17 for correction of dates and State of Michigan preemptions, c) proceed to complete Solar ordinance, d) conduct annual status review of open CUP's, and e) have a joint workshop with TB/PC to foster communication." The members discussed the progress on these goals. It was discussed that a) and b) have been worked on and are largely complete. Ms. Beecher will contact the TB to schedule a joint meeting. Mr. Lindstrom will contact the Zoning enforcer to complete an update review of existing CUP's. The September regular PC meeting will have the solar ordinance taken as a BUSINESS item.

Public comment was invited at 8:04 pm.

1. Vercilla Hart (resident) a) stated that she would like to see the work started several years ago completed to deal with solar and wind ordinance, b) would like to see preemption language put in the ordinance.
2. Jobeth Carlton (resident) a) asked why zoning enforcer isn't at PC meeting as his job involves many of the issues discussed. b) asked why TB members don't attend PC meeting, c) she stated that Sept. 7, 2017 minutes assigned the PC to be the Parks and Red Committee. She asked if we knew that duty and what are we doing to apply for grants. D) she asked why she can't have livestock at her residence.
3. Bryce Hammond (resident) a) also commented and questioned the ordinance regarding animals allowed.

Public comment closed at 8:13 pm.

Discussion among members and response to public comments were made.

Next regular meeting will be held August 23, 2021 at 6:30 pm. This will include the Public Hearing for the rezone of 3 properties. It will be held at 8682 Lansing Ave, fire station.

Mr. Carmer 2cd by Ms. Beecher made motion to adjourn meeting. Meeting adjourned by unanimous consent at 8:21 pm.