

**RIVES TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
8682 LANSING AVE FIRE STATION JACKSON MI 49201  
AUGUST 21, 2023**

The Rives Township Planning Commission was called to order on Monday, August 21, 2023 at 6:30 pm.

Members present: Jim Lindstrom - Chairman, Janet Hayward - Secretary, Jon Hoffman - Member

Members Absent: Christine Beecher - Ex-officio member from the Township Board (arriving late at 6:37 p.m. due to traffic), Jan Hamilton - Member has resigned. Resignation was accepted.

AGENDA APPROVAL / ADDITIONS / DELETIONS

- Motion by Hoffman, Supported by Hayward to approve agenda of August 21, 2023 as presented.

***Unanimously approved by voice vote***

MINUTES APPROVAL

- Motion by Hoffman, Supported by Lindstrom to approve the Regular Meeting Minutes of July 24, 2023 as presented.

***Unanimously approved by voice vote***

REPORTS

ZBA

1. No Reports

TOWNSHIP BOARD

1. Beecher - Ex-officio Member from the Township Board was absent at this time.

OTHER PC MEMBERS

1. Lindstrom – Chairman received a letter from Clerk Hart informing all boards that she is in the process of updating the Planning Commission, ZBA and Township Board Meeting Minutes records. The meeting minutes have been in disarray most of the 2023 year due to Clerk McCord’s resignation. Correcting clerical errors on headings, titles, correct names and spellings.

NEW BUSINESS

- Adjourn Regular Meeting at 6:36 p.m.
- Begin Public Hearing for Conditional Use Permit at 6:37 p.m.

## REGULAR MEETING - RESUMES

- Chairman Lindstrom resumes Regular Meeting at 8:16 p.m.
- Set a date for Public Hearing for proposed amendment to Master Plan; “It is the intent of the Planning Commission to Amend Chapter 3, Page 3-2, of the Master Plan by adding a new subsection 4 to the statement of objectives for Agricultural Land Uses as follows: 4. It is recognized by this plan that the preservation of agricultural land uses may include the development of solar energy systems subject to special land use and site plan approvals.”

Motion by Hoffman, supported by Hayward to set the date for the Public Hearing for Monday, September 25, 2023.

***Unanimously approved by voice vote***

- Continued discussion and writing draft of Solar Energy ordinance
  1. Tabled until next meeting on Monday, September 25, 2023.

## PUBLIC COMMENT

1. **David Pickett**, asks, Anytime the Master Plan is changed, does that get voted in by the Board or can the Planning Commission change it on it's own?  
Not in favor of the use of solar on farmland. Not an ethical use.
2. **April and Lee Brownley**, agree with David Pickett.
3. **Stacy Stoner**, Opposed to commercial solar.
4. **Bryce Hammond**, we need to look into strengthening the shut down of panels when their life expectancy expires. Make the company responsible for a bond large enough and be revisited every so many years.

## DISCUSSION

1. Comment by Beecher that landowners should be allowed to do what they want with their property.
2. Comment by Lindstrom about property that is for sale on Wood Rd. Everyone wants to talk about how solar use takes farmland use away forever but building a \$100,000 + home, as an example, that land most likely was a farm field once, it takes that use away forever. They won't be tearing those homes down to restore the farm field. No one is protesting that.
3. Planning Commission has had turnover so we slowed down and will continue to work on the draft ordinance.
4. Continued discussion of writing of the ordinance, review definitions and items to finish.

Motion by Beecher to adjourn the meeting at 8:28 p.m.  
***Unanimously approved by voice vote***

Submitted by Janet Hayward, Rives Township Planning Commission Secretary