

# **RIVES TOWNSHIP PLANNING COMMISSION**

## **REGULAR MEETING**

### **8682 LANSING AVE. FIRE STATION**

**SEPTEMBER 23, 2024**

The Rives Township planning commission was called to order at 6:31 pm.

Members present: Jim Lindstrom – chairman, Christine Beecher- Ex-officio member from the Township Board, Jon Hoffman-member, Mark Stevenson-member.

Members absent: Jan Hayward-secretary

#### **AGENDA APPROVAL /ADDITIONS / DELETIONS**

Motion by Lindstrom supported by Hoffman to amend agenda to add approval of July 22, 2024 Minutes. All ayes.

Motion by Stevenson supported by Beecher to approve July 22, 2024 minutes as written. Unanimously approved by voice vote.

Motion by Hoffman, supported by Stevenson to approve August 27, 2024 minutes as written 3 ayes, Beecher abstained due to not attending meeting..

#### **REPORTS**

1. No report from the ZBA
2. Beecher reported from Township Board that a “motion by Hart, supported by Hammond, to go to the ZBA with recommendations to review Section 17.32 with focus on the letter “O” to interpret the wording since it doesn’t follow the Master Plan.” Motion carried 4-1
3. No other reports from members.

#### **BUSINESS**

1. **Review Section 17.42 with emphasis on letter “O” and review prior recommendation to Township Board.** Members discussed among themselves the motion that Beecher reported from the Township Board. Lindstrom read aloud the PC recommendation as printed in the July 22, 2024 approve minutes. Lindstrom asked Beecher if she thought she was speaking on behalf of the PC when she said the PC recommendation was an “interpretation”. Several members stated that if all PC reviews are going to be defined as “interpretation” to be adjudicated by the ZBA, what is the purpose of the PC. Lindstrom stated that he has asked the Township supervisor for permission to get a legal opinion from the Township attorney on this issue. No response has been received at time of this meeting. Consensus among members is that PC has given its thoughtful

review of all the existing language in the Code of Ordinance and given our recommendation. There is no more for us to do.

2. **Continue review of Section 17 of Zoning Ordinance and update as appropriate.** Lindstrom discussed two options to accomplish this. First option is to use the 10-7-2015 approved rewritten zoning ordinance for review and amending as needed, This version even though approved by the Township Board was revoked by referendum. Second option discussed is to hire a consultant to assist the PC in reviewing the Zoning Ordinance (chapter 17). After discussion among the PC members Lindstrom was authorized to contact a consultant, such as Carlisle Wortman to get a budget and assistance in reviewing Chapter 17. Motion by Stevenson, supported by Beecher for Lindstrom to proceed with this. By roll call vote all ayes. Motion carried. Lindstrom will report to Beecher on results of progress so she can report to Township Board at future meeting.

**PUBLIC COMMENT 7:13 pm**

1. PC members confirmed that they would take public comments and not respond with discussion with commentor.
2. Donna Domm said that she thought the update of the zoning ordinance is important and will take time to accomplish and that she thought MTA was basis for PC 's recommendations are interpretation..
3. Bryce Hammond said that when Carlisle Wortman had been used before the bill was \$5-7K and that they may not want to work for Township again.

Public comment was closed at 7:16 pm

Motion by Hoffman, supported by Stevenson to reschedule the next Planning commission meeting from October 28, 2024 to **Tuesday October 22, 2024** at 6:30 Pm at 8682 Lansing Ave. Fire station.

Motion by Lindstrom to adjourn meeting at 7:26 pm Unanimously approved by voice vote.

Submitted by Jim Lindstrom-acting in absence of secretary

*James E Lindstrom 10-31-24*