

**RIVES TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
8682 LANSING AVE FIRE STATION JACKSON MI 49201  
SEPTEMBER 25, 2023**

The Rives Township Planning Commission was called to order on Monday, September 25, 2023 at 6:30 pm.

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

Members Absent: None

AGENDA APPROVAL / ADDITIONS / DELETIONS

- Motion by Hoffman, Supported by Beecher to approve agenda of September 25, 2023 as presented.

*Unanimously approved by voice vote*

MINUTES APPROVAL

- Motion by Hoffman, Supported by Lindstrom to approve the Regular Meeting Minutes of August 21, 2023 as presented.

*Unanimously approved by voice vote*

- Motion by Beecher, Supported by Hoffman to approve the Public Hearing Minutes of August 21, 2023 as presented.

*Unanimously approved by voice vote*

REPORTS

ZBA

1. No Reports

TOWNSHIP BOARD

1. Beecher - Ex-officio Member from the Township Board – Rives has approved a participating agreement with Jackson County for the nine (9) days of early voting in 2024, Carol Schulz has been appointed Deputy Clerk.

OTHER PC MEMBERS

1. Lindstrom – Introduced Mark Stevenson as a new Planning Commission Member. Mark and his wife Margaret lived and worked in Grayling before building a home in Rives in 2020.

NEW BUSINESS

- Set a date for Public Hearing for proposed amendment to the 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.”

Discussion of the Notice types and their requirements for posting.

Motion by Hoffman, supported by Stevenson to set the date for the Public Hearing to Amend the Master Plan for Monday, November 27, 2023.

**Roll call:** Hoffman, Hayward, Stevenson, Lindstrom, Beecher

Ayes – 5      Nays – 0      Motion Approved

- The ZBA Chairman requests to correct a clerical error in the Code of Ordinance and associated references regarding “Lot Coverage”.  
An error was found by Rohn Tripp and Roger DeCamp. Upon reprinting, an error had been made. A correction should be made to strike the wording “Minimum Lot Coverage” to read “Maximum Lot Coverage”. The Master Plan 3-9 reads correctly. Rohn has noted a correction in the ZOB. The ZBA will make the correction at their next meeting. The correction was made.

**Unanimously approved by voice vote**

- Continued discussion and writing draft of Solar Energy Ordinance.  
The Planning Commission has items to discuss; a restriction on number of acres acceptable in keeping the rural nature of the township. It was decided that the number of acres to not exceed a total of 750; also, to strike a portion of the sentence G. on page 16; to edit the title of the document from 4/22/19 Draft Ordinance JH to 9/25/2023 Draft Ordinance.

Motion by Beecher, supported by Stevenson to call the edited draft 9/25/2023 Draft Ordinance.

**Roll call:** Hoffman, Hayward, Stevenson, Beecher, Lindstrom

Ayes – 5      Nays – 0      Motion Approved

- Following the Michigan Zoning and Enabling Act 125.3103 section 103(3) Public Notice for Code of Ordinance; notice to be given not less than 15 days before the date of the request. Discussed setting the date of the Public Hearing  
Motion by Lindstrom, supported by Beecher to set the date for the Public Hearing to approve the Draft Ordinance for November 27, 2023.

**Roll call:** Hoffman, Hayward, Stevenson, Beecher, Lindstrom

Ayes – 5      Nays – 0      Motion Approved

PUBLIC COMMENT 7:44p.m. - 7:51p.m.

1. **Margaret Stevenson**, glad the PC set the limit on acreage amount. Public will be happier with that.
2. **Bryce Hammond**, stresses the importance/concerns with farmland being bought by the CCP. How might it be possible to limit the amount of land foreign entities can purchase. Discussion about not discriminating. Solar is currently being leased and started by US companies and then sold to foreign companies. Discussed bonds for decommissioning.

DISCUSSION

1. Public Hearing for Conditional Use Permit at 12175 Cooper Rd. requested by Brandon Jacobs was tabled at the meeting on Aug. 21, 2023. It is unclear if that permit will be resubmitted. Due to the length of time it took to come before the Planning Commission, it is right and just to recommend to the Township Board to refund the application fee. The way our ordinance is written, it does not fit the situation needed. Again, the Ordinance Enforcement officer states there have been no formal complaints and when he went to the home there had been no barking. In the future, if Brandon should want to submit another application, he can pay the fee again.

*Unanimously approved by voice vote*

Motion by Hoffman, supported by Beecher to adjourn the meeting at  
7:55 p.m.

*Unanimously approved by voice vote*

Submitted by Janet Hayward, Rives Township Planning Commission Secretary