

# **MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)**

## **REGULAR MEETING**

**HELD AT 8682 LANSING AVENUE, FIRE STATION**

December 26, 2022

Meeting called to order at 6:30 pm.

Members present: Jim Lindstrom-chairman, Christine Beecher -ex-officio member from Township Board (TB), Zach Rogers, -member, Frank Adamczyk – member ( Mr. Adamczyk’s first meeting).

Members absent: Jon Hoffman -member.

Motion by Ms. Beecher, 2cd by Mr. Rogers to approve agenda as printed. All ayes. Motion passed.

Motion by Ms. Beecher, 2cd by Mr. Lindstrom to approve minutes of October 24, 2022 meeting. All ayes. Motion passed. Motion by Mr. Lindstrom to acknowledge the minutes of November 29, 2022 meeting which did not have a quorum. Minutes are approved as written by mutual consent.

Chairman asked for reports: Mr. Adamczyk reports from ZBA that no meetings had been necessary. From TB, Ms. Beecher reported that at a special meeting the TB had appointed Frank Adamczyk and Jon Hoffman to fill vacancies on the PC. No other PC members had any reports.

### **BUSINESS:**

1. Introduce new members. Chairman introduced Frank Adamczyk who was present and stated that Jon Hoffman was out of town and not in attendance.
2. Elect secretary. After discussion among the members, it was concluded by mutual consent the election of a secretary would be postponed until the next regular meeting. Mr. Lindstrom would take the minutes for this meeting.
3. Set date for public hearing for amendment to Master Plan. Chair described the need for an amendment to the MP is necessary to describe the intent and land use to include the development of certain renewable energy systems subject to special land use and site plan approvals. A motion was made by Mr. Lindstrom 2cd by Mr. Rogers to set the date of January 23, 2023 for this public hearing. Notice of same will be prepared and sent by Township clerk as prescribed by statute. All ayes. Motion passed.
4. Continued discussion of Renewable Energy ordinance. Chairman described the the process to achieve the current draft ordinance using the 4-22-2019 draft ordinance for Solar Energy Systems prepared by an advisory committee of township property owners, the “General Solar Farm Ordinance Provision Ideas That are Conducive For Solar Development” provided by Consumers Energy, and the MSU Extension document “Planning and Zoning For Solar Energy Systems- a Guide for Michigan Local Governments”. A copy of current draft under consideration was passed out to each PC member and labeled “working copy. Another copy was handed out to members with comments by Township attorney labeled “attorney-client privileged”. This was not discussed.

Public comment was invited at 6:53 pm

1. Stacy Stoner (resident) stated she is not in favor of commercial solar development.
2. Jobeth Carlton (resident) asked for explanation of 42-day period which had expired for comment by governmental entities, utility companies, road agencies, etc. She also asked what are the cons of allowing solar energy systems.
3. Vercilla Hart (resident ) stated she doesn't want commercial solar allowed and stated that notice had not been given to residents and was therefore improper.
4. Donna Domm (resident) wants to make sure the PC gives proper consideration to decommissioning escrow/guarantee
5. Bryce Hammond (resident) wanted to know what bond amount would be recommended where needed to protect township interests.
6. Stacy Stoner (resident) inquired about the attorney-client privileged correspondence.
7. Kyle Waller (non-resident) asked if in future documents would be projected on to wall during the meeting.

Public comment closed at 7:05 pm

PC members discussed some of the comments heard: 42-day notice distribution was made per MZEA and MPEA guidelines, bond or guarantee amount may be recommended to TB but final amount is TB decision, comments by township attorney at this point are for our consideration only.

Motion by Ms. Beecher 2cd by Mr. Adamczyk to adjourn meeting. By mutual consent meeting adjourned at 7:15 pm.

**Next regular meeting and a public hearing for the amendment to the MP will be held January 23, 2023 at 8682 Lansing Avenue, fire station.**