

# MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

## REGULAR MEETING

### HELD – AT LANSING AVENUE FIRE STATION, 8682 Lansing Avenue

February 24, 2020

Meeting called to order at 6:30 pm

Members present: Roger DeCamp – chairman, Dwight Carmer – vice-chairman, Adam Williams- member, Debbie Miller- ex-officio member from the Township Board (TB), and Jim Lindstrom- secretary.

Adam Williams added item #3 to agenda – consideration of public comment guideline #7. Motion by Mr. Carmer, 2nd by Mr. Williams to approve agenda as amended. All ayes.

Mr. Williams made motion to approve minutes of 1-27-2020 regular PC meeting, 2<sup>nd</sup> by Mr. Carmer. All ayes.

Chairman asked for reports. Mr. Carmer reported that no ZBA meeting had been necessary. Mrs. Miller reported that no regular TB meeting had occurred since last PC meeting. Mrs. Miller reported that Kelly Wood appreciated the research and report that had been conducted on the Wolverine Boiler zoning history. No other reports from members.

#### BUSINESS:

1. Zoning ordinance review – Mr. Carmer lead an ordinance review of private road or street and whether it conflicted with the Section 17.58 matrix. Language and definitions from varies pages of the Code of Ordinances (p. 29, 30, 31, 65 and 74) were reviewed. It was concluded that Mr. Carmer would conduct this discussion as part of the joint TB/PC meeting if it is held. It was also concluded that a footnote could be added to the Matrix page to clarify that road frontage of a private road or easement is not the same as lot frontage as explained in Chapter 10. Members were challenged to develop language for the footnote. Approval of this could be part of a future public hearing.
2. Industrial District – The members discussed and reviewed Draft # 5 updated by CWA from instructions given after the previous review by the members. The following changes will be given to CWA to update for Draft #6; (these are referenced from the red letter addition) a) on page 7 21 a delete the 3 lines that begin with “no person shall offer, .....”, b) page 8 22a change 5 acres to 2 acres, c) page 9 delete 1g and 2h completely, d) page 9 delete 1i, 2j, 3k, and 4l completely, therefore #22 includes only items a-f, e) page 9 language for “waiver “ including point 1 and 2 will be retained as printed and labeled #23, f) all previously deleted items are confirmed for deletion as shown on the red letter copy. Chairman will provide these to CWA and draft #6 will be provided for review at next PC meeting.
3. Public comment #7 consideration – Mr. Williams lead discussion of Open Meetings Act (OMA) regulations and understanding of citizens’ rights to make comment during the time allowed for public comments. After member discussion Mr. Williams made a motion to remove guideline #7, 2nd by Mr. Lindstrom, motion passed 3 yes 2 no. Remainder of public comment guidelines in place

were discussed. The following was concluded: 1. to ensure that everyone that would like to speak gets an opportunity to be heard, comment and floor time is 3 minutes per speaker. 2. The chairman will recognize you by the sign-up sheet for comments. 3. Please state your name and where you are from for the record. 4. Please refrain from profanity and personal attacks. Motion by Mr. Decamp 2<sup>nd</sup> by Mrs. Miller. All ayes. The purpose of the guidelines is to provide an opportunity for an orderly and efficient meeting.

Public comment was taken from the sign in sheet at 7:45 pm.

1. John Brennan (resident) expressed concern about language in proposed industrial ordinance that would negatively affect his property.
2. Linda DeBruller (non-resident) said it would help citizens follow discussion if written information could be projected on the wall screen, thanked Mr. Williams for his OMA comments, and she had concerns as to what #23 “waiver” language covers.
3. Vercilla Hart (resident) thanked Mr. Williams for OMA comments, had concern about “waiver” language, thinks “masonry wall” should be required to protect buildings, and suggested that CWA be tasked with evaluating Industrial District language to accomplish “ruralness”.
4. Lisa Manwell (resident) made reference to section 17.23 and had concern about “waiver” language.
5. Magen Short (non-resident) stated that PC was keeping the citizens from getting copies of drafts of Industrial district , stated concern about “waiver” language
6. Joseph Yang (resident) said that removing guideline #7 was a good action by the PC and referred to his 1-28-2020 email to the Clerk (supplied to the PC) discussing the OMA issues.
7. Donna Domm (resident) thanked Mr. Williams for his OMA comments.
8. Stacy Stoner (resident) commented that for industrial district 2 acre minimum is too small, thanked Mr. Williams for his OMA comments, stated that PC shouldn’t use profanity.

Chairman asked if anyone else wanted to make public comment. None did.

Public comment closed at 8:02 pm

Motion by Mr. Carmer 2<sup>nd</sup> by Mr. Williams to adjourn meeting at 8:03 pm.

**Next regular PC meeting will be held Monday March 23, 2020 at 6:30 pm at the Lansing Avenue Fire Station, 8682 Lansing Avenue.**