

MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

HELD AT PAVILION – 110 W. MAIN STREET, RIVES JUNCTION

May 24, 2021

Meeting called to order at 6:30 pm

Members present: Roger DeCamp-chairman, Dwight Carmer- vice-chairman, Christine Beecher-ex-officio member from Township Board (TB), Adam Williams-member, Jim Lindstrom-secretary.

Motion by Mr. Williams 2cd by Mr. Carmer to approve agenda as printed. All ayes. Motion passed.

Motion by Mr. Carmer 2cd by Ms. Beecher to approve minutes of March 22, 2021 minutes of Regular PC meeting. All ayes except Mr. Williams abstained because he was not at prior meeting. Motion passed.

Chairman asked for reports. Mr. Carmer reported that no ZBA meeting had been necessary. Ms. Beecher reported that no TB meeting had occurred since last PC meeting. Mr. Lindstrom reported that recommended Amendment to Chapter 17, Rives Township Code of Ordinances had been submitted to Township Clerk who submitted it to the County Planning Commission for their review. Mr. Williams reported that he had researched medical/recreational marijuana law enforcement and how it relates to Township enforcement.

BUSINESS:

1. Zoning Map review- Chairman led discussion regarding efforts to clean up Zoning Map of approved uses that are not functioning as originally approved. Properties discussed were: 2 on Rives Junction Rd. and 1 on Easton Rd by Berry Rd. Current land owners have been asked regarding changing district designation to agricultural. After discussion it was decided to ask each land owner to submit in writing their desire (if any) to have the affected district changed to agricultural/residential.
2. Restrictions on Local Zoning/Preemption by State of Michigan: Former PC member Debbie Miller had attended a September 30 2020 presentation by Region 2 Planning Commission regarding this topic and gave our PC a MSU Extension Office article on Land Use Series dated May 6, 2002 and last revised January 3, 2013. Chairman DeCamp lead discussion on the article and gave his summary on the need to update our Code of Ordinances to reply to this “power grab”. Ms. Beecher was asked to read from the 14 page report referenced above “restrictions on Zoning Authority”. She read the section labeled “outright preemption” and also a section regarding biofuel production facilities. Discussion among the PC members ensued and it was discussed to request the Region 2 Planner review the article and advise our PC as what is needed for our Township to react/comply with issues raised by article.

Public comment was invited at 7:31 pm.

1. Gary Sancher asked regarding when progress would be made to pave a RR Xing by his house.
2. Stacey Stoner stated that she thought people involved in the suggested zoning map change should write their own letter, not one prepared by the PC.

3. Debbie Miller asked if Region 2 Planner, Grant Bauman reviews our Ordinance before or after.
4. Lisa Manwell asked when PC will take up Solar Ordinance.

Public comment closed at 7:39 pm.

Mr. Carmer 2cd by Mr. Williams made motion to adjourn meeting. Meeting adjourned by unanimous consent at 7:41 pm.

Next Regular Meeting will be held June 28, 2021 at 6:30 pm. Location to be determined later.