

April 12, 2018

Jackson County Planning Commission

In support of rezoning subject property 15620 East Michigan Ave Albion, Michigan 49224, ID#.-06-29-376-002-00, situated in Section 29 (T2S-R3W) to 'Agricultural (AG-1)' from 'Highway Service (C-2)'

Purpose:

Operation of a Commercial Medical Marihuana Facility Class C Grower operation.

The State of Michigan has determined that Commercial Medical Marihuana is a valid commercial business in the State and the Township of Parma has elected to 'Opt-In' and allow limited numbers of suitable organizations to engage in this market within the township.

The Parma Township Ordinance Authorizing and Permitting Commercial Medical Marihuana Facilities 2017-9, had identified that Commercial Medical Marihuana Grow Facilities must be situated on land zoned for Agricultural purposed, however, the Ordinance outlines the following elements that require property that possesses the attributes for Commercial operations, such as:

- Security surveillance cameras at all entrances, along with interior & exterior of Permitted Premises
- Robbery & burglary alarm systems monitored 24 hours a day, 7 days a week.
- All products in whatever form shall be kept secure and not be visible from outside Permitted Premises.
- INDOOR OPERATION: All activities must occur indoors and NO odor can be detectable outside the Permitted Premises.

The combination of INDOOR OPERATION and SECURE/NOT VISABLE products, have significant implications upon the type of Commercial facility and attributes required to meet these Operational Requirements. The Class C Grow license, which allows for 1,500 plants, will require no less than an 8,000 square feet facility and as many as 120, 1,000-watt Grow lights, which will require Direct Power connections from the Utility service and will consume in excess of \$15,000 of electricity each month.

Current Land Use:

The subject property is located at the east edge of an area that has been designated for Commercial purposes. The property is bordered on the south by I94 and on the north by Agricultural land. The east border is wet land and the northern half of the west border is farmed land adjacent to Caster Concepts. The property across I94, directly south of the subject property is also agricultural.

The Property is surrounded by an earthen wall as high as twenty feet in some areas as well as a steel fence. The perimeter of the property is lined with old-growth trees that average 30 feet in height and limit visibility from nearly every angle. The visibility from I94 is obstructed by very large trees. The

Property is restricted to a single entrance due to its limited road frontage. All of these elements are limiting factors to potential marketability of the property for commercial uses.

The Parma Township Master Plan outlines Rezoning Criteria with the following elements:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's Master Plan? The age of the Master Plan is in itself the problem with this element in that the Master Plan was last reviewed and amended prior to the adoption of the Commercial Medical Marihuana Ordinance.

Township officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the Plan can be done at that time to keep it up to date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes.

We submit that future revisions of the Master Plan will acknowledge the Commercial Medical Marihuana Grow Operations could exist in Agricultural, Commercial, or Industrial zoned areas in that it requires horticulture under very stringent and controlled conditions.

As it relates to Future Land Use, the Master plan states the following:

The Future Land Use Plan presented here is not static (please see the Future Land Use map). It is designed to be a flexible document that can and should change as the community changes. Even though the Plan is long range in nature (i.e., 20+ years), it should be periodically reviewed and updated as Parma Township grows and changes. There will be times when it will be necessary to deviate from the Plan. Changing land use patterns may cause certain areas on the Future Land Use map to become obsolete for a suggested use. When this happens, the Planning Commission may be required to interpret the most appropriate type of use for an area. Interpretation of a specific site should be made with regard to the impact on the surrounding area.

The Future Land Use map was not designed, nor was it intended, to mirror the Zoning Map. Zoning is the tool used to carry out (i.e., implement) the Plan. Therefore, the Zoning map will not look exactly like the Future Land Use map. As the community grows and rezoning requests become necessary to accommodate development, future rezonings should be consistent with the Plan in most cases or the Plan should be amended to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the Plan. However, in areas where several requests are made for rezoning, it may be necessary to consider amending the Plan if changing land use patterns warrant a change in the Plan.

As it relates to Zoning Decisions, the Master plan states the following:

— Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the

future land use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).

- Will all of the use allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area? In that there is no functional use to the land at the immediate south of the property and the land just south of I94 is Agricultural; the land to the north is Agricultural; the land to the east is wet lands; and 50% of the land to the west is used for farming; there is clearly no incompatibility with the proposed rezoning to the uses in the surrounding area.
- Will any public services and facilities be significantly adversely impacted by a development or used allowed under the requested rezoning? Clearly 'Agricultural' uses will not have an adverse impact on public services and facilities. We would add that 'Agricultural' uses would have the least impact on the wet lands to the east of the property.
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land? The proposed use of the land will be better suited to the area than uses allowed under current zoning in that there will be no detrimental impact to the ground waters or the adjacent wet lands.
- This proposed land use will result in the least noise, vibration, traffic, or dust creation; the land use will be completely silent and odor free.

Additional considerations to support rezoning:

Employment:

As outlined in the Parma Township Master Plan;

87.7% of residents travel more than 10 minutes to work, and 75% travel more than 15 minutes, which means that current employment opportunities inside the township of Parma almost nonexistent requiring significant travel expense burdens for Parma residents to obtain employment.

Furthermore, the annual per capita income is estimated to be \$19,565.

Our business operations will employ twelve full-time employees; earning between \$33,000 and \$65,000. Our benefit package will include health and life insurance as well as 401k with 25% employer matching funds.

In conclusion, the State of Michigan has validated and sanctioned Commercial Medical Marihuana as a valid Commercial Business and Parma Township has opted to allow for limited participation, under strict guidelines to assure competent and professional participants have the capacity to succeed. The property in question is unique in the area in that it borders the Business district and the Agricultural district. The property would require hundreds of thousands of dollars to make it legitimately viable and marketable as a Highway Commercial location, however, the property is perfectly suited to support a Commercial Medical Marihuana Growing operation and other that the zoning adjustment, the property meets all other requirements; we submit this would constitute the Highest and Best use of the property, allowing the property owner to receive a reasonable return on their investment as well as reinvest in the property for its long term success. Negotiations are underway to secure a single, local customer for 100% of the product produced to be sold to the single Parma Township Commercial Medical Marihuana Processing Facility in support of their operations to assure they run at 100% production and employment capacity. This would also limit the traffic associated with transporters as there would only be one shipment to one destination, one time per week, further minimizing the impact to the surrounding community.

Without zoning change, the property will sit vacant for as many years as it takes to sell land that has questionable, underground history. With the zoning change, operations will begin immediately to support full time employment for dozens of Parma Township residents.

We request rezoning subject property ID#...-06-29-376-002-00, situated in Section 29 (T2S-R3W) to 'Agricultural (AG-1)' from 'Highway Service (C-2)'.

Thank you,

Thomas Gallant


Gallant International
15620 East Michigan Avenue
Albion, Michigan 49224

Leslie Township Future Land Use Map



Leslie Township/City of Leslie Ingham County, Michigan

LEGEND

- CVT Boundaries
- Tax Parcels
- Lake/Pond
- Agriculture
- QPL Quasi Public/
Public/School
- Single Family Residential
- Multi Family/Planned Residential
or Institutional/Cottage
- Vacant/Urban Dev. Potential
- Commercial
- Industrial
- Office
- Twp Hall
- Fire House
- State Highway
- Road Centerline
- Railroad



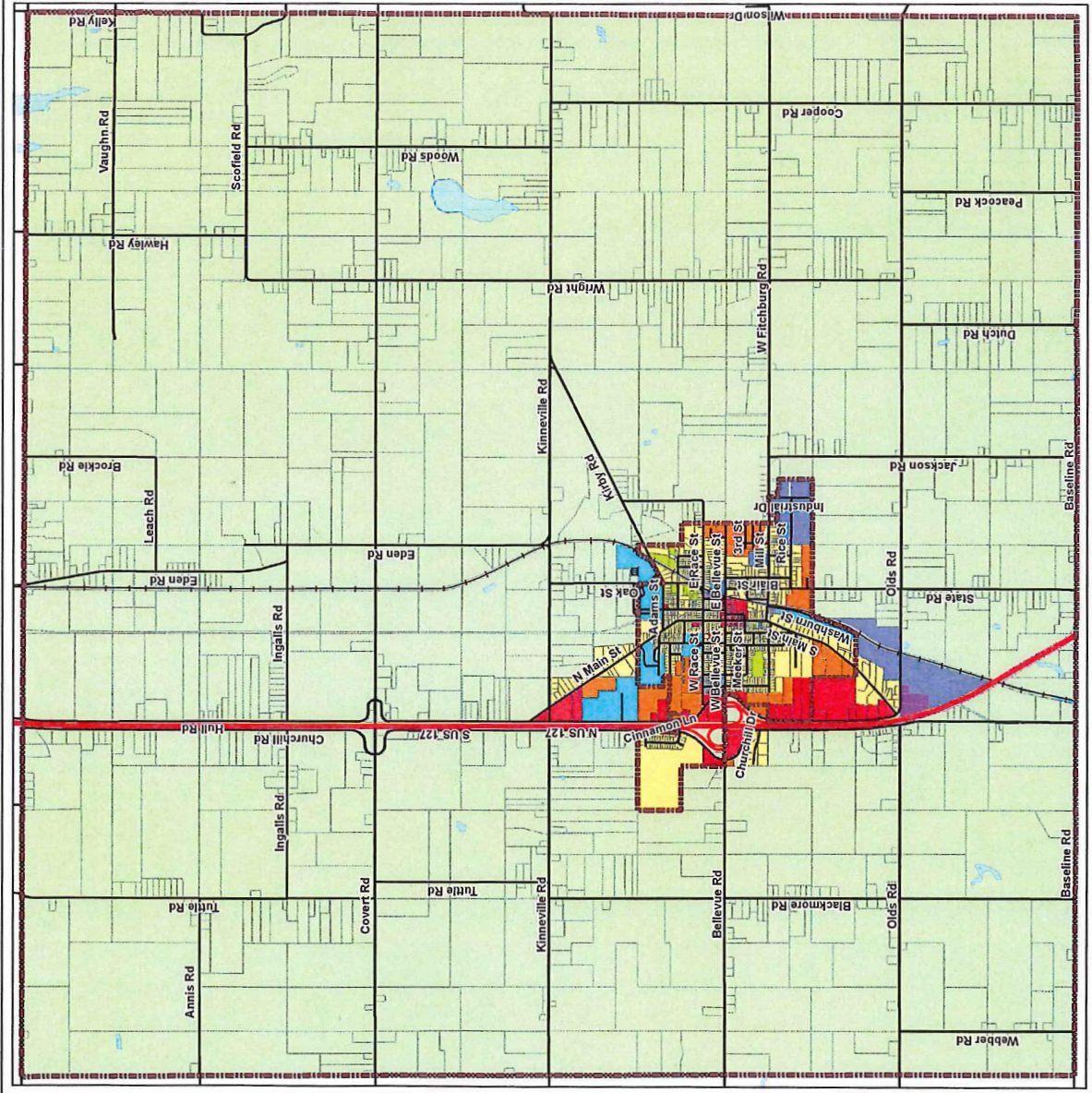
Map Date: 04/25/2013
Prepared By: River's Edge GIS



0 1,625 3,250 6,500 Feet
Scale: 1 inch = 3,250 feet

River's Edge
River's Edge GIS, LLC
2486 Brewster Road
Williamston, MI 48895

The information provided here is intended for reference purposes only. It was compiled from a variety of available sources with varying degrees of accuracy. It is not a legally recorded map or survey and is not intended to be used as one. Blountfield Township assumes no responsibility for errors that arise from the use of the data.



Farm

Continued from Page 1A

Stacy Byers, director of the program. "In my opinion, I think it's just a matter of time."

An investment in the past for the future

In the 40 years he's owned the tree farm on Sandhill Road, Mel Koelling has gradually added to the property, building it up to the 180-acre Lannenbaum Farms.

His most recent purchase of 20 acres at the corner of Okemos and Sandhill roads was the first piece of property he put in the county's preservation program. He eventually wants to put in the whole farm.

Koelling, a former professor in MSU's department of forestry, bought the 20 acres with farmer Rick Fogle — who purchased and preserved an adjacent 80 acres — when the men heard a housing developer was interested in the land.

The more than \$510,000 the county paid for development rights on the 100 acres helped the men to afford the land and develop another wall to developments like Jackson National Life and a growing commercial district on the north side of Interstate 96.

The easements prevent property owners from building commercial

MICHIGAN COMMUNITIES WITH 2015 TAXES SUPPORTING FARMLAND, OPEN SPACE PRESERVATION

- » Acme Township: Levies .73-mill tax to purchase conservation easements; about 875 acres preserved
 - » Ada Township: Levies .37-mill (in 2015) tax to purchase land; about 320 acres preserved
 - » Ann Arbor: Levies .47-mill tax to purchase land and conservation easements; about 4,800 acres preserved
 - » Ann Arbor Township: Levies .67-mill tax to purchase conservation easements; about 1,100 acres preserved
 - » Commerce Township: Levies .39-mill tax to purchase land; about 500 acres preserved
 - » Ingham County: Levies .14-mill tax to purchase conservation easements; about 5,500 acres preserved
 - » Peninsula Township: Levies 1.8-mill tax to purchase conservation easements; about 6,000 acres preserved
 - » Meridian Township: Levies .33-mill tax to purchase land; about 760 acres preserved
 - » Oakland Township: Levies .58-mill tax to purchase land and conservation easements; about 1,100 acres preserved
 - » Rochester Hills: Levies .3-mill tax to purchase land; about 100 acres preserved
 - » Scio Township: Levies .49-mill tax to purchase land and conservation easements; about 1,200 acres under easement, 400 acres purchased
 - » Washtenaw County: Levies .25-mill tax to purchase land and conservation easement; about 4,900 acres preserved
 - » Webster Township: Levies .49-mill tax to purchase conservation easements; about 1,650 acres preserved
- Source: Michigan Department of Treasury; local community leaders

property at the corner of Okemos and Sandhill roads, Fogle saw an opportunity to protect the land while using it to grow feed for his cows.

But the cost of the land was steep, especially after the value climbed with the potential for development. The sale of the property's development rights made the purchase possible, Fogle said.

"It keeps it in farmland and I've got a nephew here that's interested in

INGHAM COUNTY RESIDENTS WHO SOLD DEVELOPMENT RIGHTS

- » Sandra and Gary Haynes (total): \$751,750
- Parcel 1: \$399,750
- Parcel 2: \$252,000
- Parcel 3: \$100,000
- » Larry and Debra Eifert: \$520,000
- » George and Elizabeth Bauman: \$520,000
- » Richard and Debra Fogle: \$497,202
- » Bob and Joann Fogg (total): \$487,000
- Parcel 1: \$162,000
- Parcel 2: \$325,000
- » Lee and Michael Webb: \$356,590
- » Dale and Janet Swiler: \$303,000
- » Daniel and Joann Goodnoe: \$284,089
- » Jerry and Martha Schwab (total): \$209,462
- Parcel 1: \$157,000

the "greenbelt" surrounding the city.

The city's spent \$54.6 million since 2003 preserving 4,700 acres in the greenbelt district and 73 acres within the city limits.

"What they wanted to do was kind of preserve that unique feeling of Ann Arbor, so once you leave the city limits it really feels like you're in the middle of nowhere," Thornton said.

The state also has a tax credit program that gives farmers tax breaks in exchange for temporary conservation easements on their properties. Funding for state grants to help local communities with conservation purchases has been non-existent for the past decade, but could

- Parcel 2: \$52,462
 - » Ken and Carol VanPatten: \$194,000
 - » John and Kathleen Johnson: \$182,575
 - » Gerry and Esther Jackson: \$172,000
 - » Hunt Holt Kiwanis: \$145,000
 - » Wesley and Janet Clark: \$132,000
 - » Frank and Carol Tomlinson: \$129,000
 - » Russ and Julia Stickle Trust: \$127,000
 - » Pete and Amy Baumer: \$125,000
 - » David and Marilyn Nussdorfer: \$124,000
 - » Bruce and Audrey Thorburn: \$119,000
 - » Melvin and Laurie Koelling: \$116,000
 - » Phillip and Genevieve Hutchison: \$102,000
 - » Marvin and Joyce Scripster: \$87,000
 - » Jackie Kranz: \$63,688
 - » John and Barb Ghene: \$60,000
 - » Wendy Villarreal and Kirk Mehlhaff: \$59,000
- Source: Ingham County Farmland and Open Space preservation program

return in 2018, according to Richard Harlow, program manager for the state's Farmland and Open Space Preservation program.

"For us, the issue ends up being funding," Harlow said. "If there was greater funding I think you would see greater participation from local units of government."

Securing the future of farmland

Though they plan to ask for a renewal in 2018, Ingham County officials are preparing for ongoing expenses should it fail.

They want to set up an endowment fund to pay for ongoing monitoring of the easements, Byers said. After it spends the \$1.1 million later this

month, officials plan to spend the same amount later this year, leaving about \$1 million available before the millage expires in 2018.

Byers said she's unsure how much will be set aside for an endowment fund but it will likely be much less than the \$15 million Washtenaw plans to use.

The county plans to include money in the endowment fund that would pay for any future legal costs.

"Any program that's ever been established, they have had to go to court to defend an easement," Byers said. "Especially when we get into the second or third genera-

See LAND, Page 4A

INGHAM COUNTY FARMLAND AND OPEN SPACE PRESERVATION BOARD

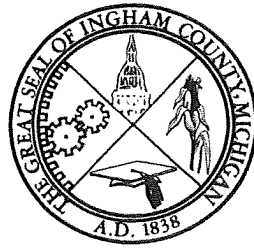
P.O. Box 319, Suite 104, Hilliard Building, Mason, MI 48854 Ph: 517.244.7197 Fax: 517.676.7358

Dr. Paul K. Kindel, Chairperson

Gabriel Biber, Vice-Chairperson

Dr. Kirk Heinze, Secretary

Laurie Koelling, Treasurer



Members

Dr. Kirk Heinze

Wendy Villarreal

Jeanie Igl

Gabriel Biber

Dr. Paul K. Kindel

Laurie Koelling

Randy Maiville

Todd Eldred

Date: April 11, 2017

Re: 2017 Farmland and Open Space Preservation (FOSP) Program Applications

To: Ingham County Landowners

Dear Landowner,

Preserving Ingham County's rural farming community and natural ecosystems is an important priority for the residents of the county— that is why they passed a millage in 2008 to fund the preservation of farmland and natural land. This millage helps interested landowners permanently protect their land for future generations by allowing the County to purchase their development rights and in this way compensating them for the development value of their land. Applicants are ranked by our scoring systems which are based on preservation goals of the two programs. Our programs are completely voluntary. Applications for the 2017 Farmland and Open Space Programs are currently being accepted. The deadline for returning completed applications for this cycle is Friday, June 30, 2017 at 11:00 a.m. for both programs to the County Purchasing Department.

For a landowner packet including an application for either or both programs, visit the County website at <http://fp.ingham.org/Home.aspx> or contact

Jessica Huegli at jhuegli@ingham, 517-676-7207, Program Assistant,

Christian Smith at christians@gmail.com, 517-862-1559, Program Coordinator,

Stacy Byers, Director, with the Ingham County Farmland and Open Space Preservation Board at stacy@sheridanland.com, (e-mail is preferred) or at (517)244-7197, if you have any questions.

Following the June 30, 2017 deadline, the FOSP Board will score and rank the applications submitted to both programs according to selection criteria that were approved earlier by the FOSP Board and by the County Board of Commissioners. If you have submitted an application in the recent past and would like your application to remain active for the 2017 cycle, please ask for a "Remain Active" form. Applications may remain active for three cycles.

To clarify, the County Farmland and Open Space Preservation Program is *not* the State P.A. 116 program. If you have questions regarding the P.A. 116 program, please contact the Michigan Department and of Ag and Rural Development at (517) 284-5663.

We look forward to working with you.

Sincerely,

Stacy Byers, Director
Ingham County FOSP Board



TRI-COUNTY REGIONAL PLANNING COMMISSION

Planning Mid-Michigan's Future Together Since 1956

3135 Pine Tree Road, Suite 2C, Lansing, Michigan 48911

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MEMORANDUM

To: Board of Commissioners
 From: Ken Hall (Land Use Planner)
 Date: March 28, 2018
 Re: Rives Township Proposed Power Plant, *Cornerstone Energy Center, LLC*

I was contacted by some of Leslie Township residents, with concern about this proposed project and since then I have been doing research to better understand. I want to bring to your attention that there is a proposed **NATURAL GAS FIRED POWER PLANT**, just outside of our respective jurisdiction, in Rives Township (just south of Leslie). Normally the TCRPC does not review plans outside of the region, but in this case, we are looking into this because Rives Township is directly adjacent to Leslie Township and their impact could affect our region.

The proposed project power plant would be located around Base Line Rd and Church Hill Rd. This location gives access to the natural gas pipelines, as well as the nearby electrical substation and this makes this an ideal location for the project. From a planning perspective I am not sure if this ideal project location will do more benefit or harm overall, but I want to offer my concerns in efforts to protect the concerns of the residents from the neighboring township.

The project proposes a 200-acre site and will require rezoning of the current Agriculture to Industrial to support the power plant. This is where my main concern comes to the forefront, because the TCRPC strives to protect our Agricultural and Forested environment. This would mean that there must be a sacrifice to something that is already scarce to come by, and that is farmland.

Giving up farmland is concerning because when farmland is disturbed, it can take upward of 20 years or so to filter out contaminants from a development. This proposed power plant is only scheduled for 30-40 years, then what?

The proposed site will hold 3 units that is expected to produce 600MW of power to supply 600,000 homes. With an estimated \$500 million per unit, I don't know how beneficial this could be with population projections expected to increase slightly, but overall decline by 2045.

I wanted to bring this to your attention, because this can potentially change the healthiness of the environment and neighboring communities. I have created and attached some material I compiled from Rives Township website. This includes the Cornerstone Energy Center, LLC information and certain parts of their DRAFT master plan in relation to this area and impact of development. I know that the TCRPC may not get directly involved with the project, but I want you to be aware as things start to develop.

CORNERSTONE ENERGY CENTER, LLC

RIVES TOWNSHIP INFORMATION

MARCH 1, 2018

Cornerstone Energy Center proposes to own and operate a clean natural gas fired power plant in Rives Township. The use of abundant natural gas and a high efficiency power plant design will provide affordable, safe, and clean power options for Michigan communities. The power plant site is approximately 200 acres and can accommodate up to three units in the area within the site, highlighted on the map below. The natural gas pipeline and electric transmission system go through the site and are currently in operation. Michigan's electric system needs new power plants to replace electric supply from coal fired and nuclear power plants that are scheduled for retirement in the near future.



Each unit of the Cornerstone Energy Center plant will produce approximately 600 MW of power and could supply power to about 600,000 homes. The estimated investment for each unit is about \$500 million. The power plant is expected to operate for 30 to 40 years and will provide significant economic and other benefits to Rives Township and the surrounding area during that time. Based on the current tax rates, the estimated first-year tax payment for one unit and three units and the expected distribution is as follows:

	2017 Millage Rate	One Unit Estimated First Year Taxes (\$)	Three Units Estimated First Year Taxes (\$)
Rives Township	0.7596	110,000	330,000
County	6.1038	910,000	2,730,000
Library	1.7593	260,000	780,000
Jackson College	1.1446	170,000	510,000
County ISD	5.9881	900,000	2,700,000
School Debt	8.8122	1,300,000	3,900,000
State Ed Tax	6.0000	900,000	2,700,000
School Operating	17.9782	2,700,000	8,100,000
Total	48.5458	7,250,000	21,750,000

Also, for the first unit during operations, there will be about 25 full time employees. Additional employees will be required for more units.

There is an established process of applying for and obtaining the needed State and Federal permits before we begin construction; all of the necessary permits and approvals will be obtained before construction is started.

Cornerstone Energy Center intends to be an exceptional neighbor and a valued community member. We are making the following commitments to the community that demonstrate this:

1. The plant will be an air-cooled facility, which will minimize water use requirements. The average water requirements for one unit is estimated to be approximately 65 gpm.
2. Cornerstone Energy Center will minimize noise impacts from operations and will commit to a noise limit of 55 dBA at the closest property boundary to the plant.
3. Lighting at our plant will be designed using International Dark Sky Association standards, while complying with OSHA and worker safety programs.
4. To minimize visual impacts of the plant, Cornerstone Energy Center will build land berms and plant trees on Baseline Road, as shown on the map above. We will also work with our direct neighbors near the property boundary to minimize their potential view of the power plant from their homes and other impacts.
5. Rives Township will have no requirement or obligation to pave Baseline Road.
6. Along with the significant amount of property taxes that will be paid, Cornerstone Energy Center will provide the following additional benefits to Rives Township and its citizens during plant operations:

- a. Cornerstone Energy Center will pay Rives Township an additional \$50,000 per year to benefit the Fire and Emergency Service Departments. The plant will be equipped with necessary firefighting equipment and our power plant operators will be trained to use such equipment.
 - b. Cornerstone Energy Center will provide two \$5,000 scholarships for Rives Township residents graduating high school seniors each year to use for college education or vocational training.
 - c. Cornerstone Energy Center will provide two summer internships each year for qualified Rives Township resident high school seniors, college students or vocational school students to gain valuable experience and learn about working at electric power plants.
- Any unused benefit offered to residents of Rives Township will be made available to qualified residents of neighboring communities.
7. Cornerstone Energy Center will seek to hire fulltime employees from qualified Rives Township residents to increase employment opportunities in the community.

- **The Plan allows for orderly development** — The land use allocations reflected in the plan are based upon the best available projections of future population levels for the Rives Township area. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of our residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.
- **The Plan must encourage public understanding and participation** — The plan should be written in a way that aids public understanding of the planning process and describes how goals for Rives Township are to be achieved.
- **The Plan must be the result of a general consensus of the community** — Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The Plan must balance property rights** — The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The Plan is not a zoning map** — The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the plan as rezoning requests are received and reviewed by the community.
- **Zoning is not a substitute for a Master Plan** — The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the Plan puts zoning decisions at risk of invalidation** — Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for the Rives Township area.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- Community character
- **Adaptability of land**
- Community needs
- Available services
- Existing development
- **Existing zoning**

The connection between the master plan and the zoning ordinance of Rives Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map is a critical one. That link is established through the zoning plan element of the master plan.

Use of the Master Plan

Completion of the Master Plan is not the end of the planning process. Continuous and effective use of a Plan is necessary to ensure its validity. Failure to follow a Plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of a Plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions** — Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request may logically be forthcoming.
- On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).
- **Utility Extensions/Capital Improvements** — A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways and public buildings, and other improvements. This information may be included in a Capital Improvement Plan (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary for plan implementation.

Development of the CIP is the responsibility of the Planning Commission with considerable input from the municipal staff and consultants (e.g., engineers, planners, administrators, etc.) and other officials. Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the Plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact** — The master plan (as a reflection of the intensity of land use) should reflect the degree to which Rives Township desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning** — The master plan (through the provision of future residential lands) will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan.

A review of Future Land Use is also important. If a Master Plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the Future Land Use Map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (MDNR) requires that Rives Township have a current (no more than 5 years old) parks and recreation plan on file with the agency. The Township does not have a current recreation plan on file with the MDNR.

- **Approval of a public way, space, building or structure** — An often overlooked provision in state law is a requirement that the Township planning commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the master plan, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements** — There is a clear relationship between transportation and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, trans-

Planning Commission

Development and approval of the Master Plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the township board has final authority). The planning commission also recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.

Zoning Board of Appeals

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.

Township Board

As the legislative body for the Township, the township board is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. It also appoints members to the planning commission and the ZBA.

Other Planning Efforts

Township staff and other township committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, historical districts, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, those documents should be consulted whenever the Plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.

Chapter 2

Community Description and Issue Identification

- **Household Income.** The Township's median household income is estimated to be \$62,196 and the median family income is \$70,978. The per capita income is \$24,319.
- **Dwellings & Vacancy Rates.** It is estimated that the Township contains 1,732 dwellings. An estimated 95.4% are occupied.
- **Housing Types.** It is estimated that 82.9% of the Township's 1,732 dwellings are single-family homes. Only 1.6% of units are estimated to be located in multi-unit buildings. Finally, an estimated 15.5% of dwellings are mobile homes.

Community Facilities and Services

A variety of facilities and services are provided to Township residents, employers and employees, and visitors:

Police and Fire

The Township is served by the Rives-Tompkins Fire Department which maintains two of its three fire stations in Rives Township. The stations are located on Main Street in the unincorporated village of Rives Junction and on Lansing Avenue, just north of Berry Road. Police service is provided by the Jackson County Sherriff's Department and the Michigan State Police.

Healthcare Facilities

There are no healthcare facilities in the Township. However, medical facilities are available in the City of Jackson. Henry Ford Allegiance Health is capable of providing long-term care. Additional specialized care is available in Lansing and Ann Arbor.

Utilities

Consumers Energy provides electricity and natural gas throughout the Township. Telephone service is provided by Frontier Communications and AT&T. Those utilities are also the primary cable television and internet providers in the Township.

Public Sanitary Sewer and Water

All Rives Township households and businesses rely on individual wells and most rely on individual septic systems. However, the unincorporated village of Rives Junction and some houses on Rives Junction Road, are served by sanitary sewer.

Solid Waste Disposal

Rives Township provides a Type B Transfer Facility which residents can utilize to properly dispose of solid waste (i.e., trash) and recyclable materials. It is located off of Berry Road, east of US-127. Some households and businesses contract directly with the trash hauler of their choice.

Schools and Libraries

Most of the Township is served by the Northwest School District, a part of the Jackson County Intermediate School District. A small portion of the Township to the north is served by the Leslie School District. Several colleges are potentially within commuting range, including Baker College, Spring Arbor University, and Jackson College. The Jackson District Library (JDL) serves Township residents. However, none of the Library's thirteen branches are located in Rives Township.

Parks and Recreation

The Township maintains a small park behind the fire station in the unincorporated village of Rives Junction. The park contains a ballfield used by local teams, a playground, and picnic pavilion. A memorial to Rives Township veterans is also located in the park.

Roadways

US-127 is the sole state highway traversing Rives Township (see the Transportation Map). The Berry Rd. interchange provides direct access to the divided highway (i.e., expressway) within the Township. A rest area is also provided for southbound traffic, south of the Berry Rd. interchange.

All of the other public roads traversing the Township are maintained by the Jackson County Department of Transportation (JCDOT). Lansing Ave. and Berry, Rives Eaton, Rives Junction, Territorial, and Wood roads are county primary roads. Portions of Churchill (to Rives Eaton Rd.), Cooper (to Berry Rd.), Maple Grove (Lansing Ave. to Cooper Rd.), and Perrine (Rives Junction Rd. to Churchill Rd.) roads are also county primary roads. The entirety of Lansing Avenue is built to Class A (i.e., all season) standards, as are portions of Rives Eaton (Perrine Rd. to Berry Rd.) and Berry (Rives Eaton Rd. to Lansing Ave.) roads. All of the other public roads traversing the Township are county local roads. There are no unpaved public roads traversing the Township. Baseline Road is maintained by Ingham County and is not included in the above analysis of the Township's roadway network.

Railroads

An active railroad also traverses Rives Township (see the Transportation Map). The Jackson & Lansing Railroad is one of five short-line railroads operated by the Adrian & Blissfield Rail Road Company. The corporate offices are located in Westland, Michigan.

Pipelines

There are several underground pipeline corridors traversing Rives Township (see the Pipelines & Airport Zones map) according to the National Pipeline Mapping System (<https://www.npms.phmsa.dot.gov/>). A gas transmission pipeline corridor follows Lansing Avenue. A hazardous liquid

pipeline corridor follows the Jackson & Lansing Railroad. Finally, a gas transmission pipeline and hazardous liquid pipeline corridor traverses the northwest corner of the Township.

Jackson County Airport – Reynolds Field

Most of Rives Township falls within the airport zoning area developed for the Jackson County Airport (see the Pipelines & Airport Zones map). Accordingly, buildings and other structures 100 feet tall or more within Zone C must be reviewed for compliance with Jackson County Airport zoning regulations. Buildings and other structures 200 feet tall or more within Zone D must be reviewed for compliance with Jackson County Airport zoning regulations and may require permits from the Michigan Department of Aeronautics and the Federal Aviation Administration (FAA).

Other Institutions

Rives Township is also home to a couple of unique private institutions.

- **Dormition of the Mother of God Orthodox Monastery.** The monastery is an “Orthodox monastic community under the omophorion of His Eminence Archbishop NATHANIEL of the Romanian Orthodox Episcopate of the Orthodox Church in America. [The] Monastery is located . . . on 200 acres of largely wooded land with an array of wildlife. It serves as a spiritual haven, not only for the monastics but also for pilgrims, a place away from the cares and temptations of the secular world, a place for spiritual guidance and growth” (<http://www.dormitionmonastery.org/>).
- **Youth Haven.** Youth Haven’s “primary outreach tool is camping, with week-long summer camps and weekend camp sessions throughout the school year. Each year, over 3,000 less fortunate children come to Youth Haven’s campuses in Michigan and Arizona, where they can enjoy the beauty of nature and participate in a variety of fun activities with other kids their age. [Youth Haven’s] adult staff listen to them, spend time with them, and model positive behavior for them. . . . [Youth Haven does its] best to stay in touch with the children through follow-up letters, kids’ newsletters, and birthday cards. [Children are invited] to return regularly, so Youth Haven can be a stable part of their lives. . . . [Youth Haven works] with a specific demographic of children who would not have opportunities to go to camp if they were required to pay for their stay” (<https://www.youthhaven.org/how-we-help>).

Natural Resources

Rives Township hosts a variety of natural resources.

Topography

The topography is gently rolling with elevation extremes of 1,034 feet above sea level in the vicinity of the Berry Road interchange with US-127 to 896 feet above sea level near the Grand River on the western edge of the Township (see the Topography map). There is a large low-lying area along the Grand River as it traverses Rives Township. There are also various scattered low-lying areas in other parts of the Township. These depressed areas could be a limiting factor for certain types of development.

Soils

More so in the past than the present, soils have been a key location factor for crops, pasture, dwellings, open land, forests, wetlands, and other land features.

- **Agricultural Productivity.** Agricultural productivity is based upon a number of factors and certain soils are deemed to be the most productive in a particular region. While management practices will allow practically any soil to be productive, some soils allow greater productivity with less input. These competitive soils are the ones that are best for crop production.

What is the basis for selection of a particular soil for classification as a productive soil within a region? The most obvious criteria are the production of general field crops—information which is available from a soil survey. Certain crops may need special soils such as mint or blueberries but these are specialty situations, not generally produced crops. To maintain the agricultural economy of the county the most productive soils need to be preserved in the agricultural districts.

Agricultural productivity is based on a ranking system which was developed from the Jackson County Soil Survey using production figures for all the crops generally grown in Jackson County. Yields of corn, corn silage, winter wheat, oats, soybeans, and alfalfa hay were used. There is not a clear pattern of agriculturally productive lands in the Township (see the Most Productive Soils map).

- **Hydric Soils.** Hydric soils are poorly drained and subject to occasional flooding. Along with other sources such as the National Wetlands Inventory and aerial photographs, they can be used to identify wetlands and other sensitive lands. Hydric soils are also associated with lakes and streams. Hydric soils are located along the Grand River, the Jackson & Lansing Railroad, and various other low-lying areas in the Township (see the Hydric Soils map).

Water Resources (Hydrology)

All of Rives Township lies within the Upper Grand River Watershed. The Grand River is the predominant water feature in the Township although there are a variety of small lakes/ponds and creeks/streams, and county drains. The extensive drainage pattern along with rolling topography can result in wetlands and flooding at certain times of the year.

Chapter 2

Community Description and Issue Identification

Rives Township participates in the Federal Emergency Management Agency's (FEMA's) Federal Flood Insurance Program. A 100-year floodplain is associated primarily with the Grand River as it traverses the Township (see the Flood Zones map). Wetlands are also located along the Grand River, the Jackson & Lansing Railroad, and various other low-lying areas in the Township (see the Hydrology map), similar to hydric soils. The locations of flood plain areas and wetlands should be carefully studied because they present potential difficulties to development. It may be technologically feasible to develop in these areas but the long term threat of flood damages may make these undesirable locations for development.

Woodlands

A significant portion of the Township is forested. These woodlands are scattered in small patches and they also follow a belt which parallels the Grand River (see the Aerial Photo map). Because they add to the aesthetics of the Township, it may be desirable to regulate the intensity of development in some of these areas.

Existing Land Use

An inventory of existing land use is an important factor in the development of a future land use map for Rives Township. Assessing data compiled by the Township was utilized to determine existing land use in 2016. The township assessor assigns a numeric code to each property as part of the assessment process which was then translated into a broad land use category. Using this process Rives Township can be divided into the following land uses (please see the Property Assessment Map):

2016 Existing Land Use

Land Use	Acres	Sq. Mi.	%
Agricultural	11,536.0	18.0	52.2%
Residential	9,299.7	14.5	42.1%
Commercial	170.0	0.3	0.8%
Industrial	277.5	0.4	1.3%
Railroad	79.7	0.1	0.4%
Public/Quasi-Public	736.4	1.2	3.3%
Unknown	1.7	0.0	0.0%
Total	29,036.5	45.4	100.0%

Chapter 2

Community Description and Issue Identification

Agricultural

Agriculture is still an important land use in the Township with 52.2% of the Township dedicated to this land use in 2016. Although 18.0 square miles were dedicated to agriculture, it appears that those properties are often commingled with primarily residential land uses distributed unevenly throughout the Township. However, it should also be pointed out that it is likely that the percentage of land dedicated to agriculture would be higher if an actual physical inventory of land use were conducted.

Residential

Residential properties covered 42.1% of the Township in 2016. Residential neighborhoods are distributed throughout the Township and are often located adjacent to agricultural land. The close proximity of some residences and farmland increases the potential for conflict. Many of those residences are built on large lots, creating a lot of unformed and non-contiguous open space. It should also be noted that 21.6% of the 14.5 square miles of residential land was classified as being vacant.

Commercial

Commercial properties occupied 0.8% of the Township in 2016. Most of the 0.8 square miles of commercial properties are concentrated in the unincorporated village of Rives Junction as well as in the vicinity of US 127 on the southern border of the Township.

Industrial

Industrial properties occupied 1.3% of the Township in 2016, including a Consumers Energy power line near the northern border of the Township. Railroad properties occupied another 0.4% of the Township.

Public/Quasi-Public

Public/Quasi-Public properties occupied 3.3% of the Township in 2016. Youth Haven is the largest of the Public-Quasi-Public properties, located north of the unincorporated village of Rives Junction.

2017 Rives Township Survey

Rives Township residents and property owners were asked to answer a short questionnaire in the winter of 2017 in order to provide an opportunity for input into the development of the 2017 edition of the *Rives Township Master Plan*. A total of 208 surveys were returned. The results of the survey are summarized below. Please see Appendix B for a complete analysis of the survey.

Rives Township Master Plan, 2018 edition

Goals and Objectives

The goals and objectives of land use establish the basis for the Master Plan. They establish the intent of the Township in the preparation of its Master Plan and provide the basis for measures which the Township utilizes to implement the Master Plan. As a result of the analysis of the Township population, land use, natural features, transportation, and other factors included in previous sections of the Master Plan, the following goals and objectives are established for Rives Township:

Open Space and Natural Areas

Goal: Open spaces and natural areas should be protected and preserved for their natural assets which are valuable to the community's present and future well-being.

Objectives:

1. Encourage the preservation of areas identified as open spaces and natural areas from incompatible and unnecessary urban development.
2. Encourage low residential densities in open spaces and natural areas.

Agricultural Land Uses

Goal: Valuable agricultural areas should be preserved and protected from encroachment by other land uses.

Objectives:

1. Encourage the protection of lands identified as having value for generalized or specialized agricultural activities from incompatible and unnecessary development.
2. Encourage higher residential densities in limited areas in order to preserve agriculture.
3. Follow the requirements of the Michigan Right to Farm Act and the Generally Accepted Agricultural Management Practices (GAAMPs) developed under its authority.

Residential Land Uses

Goal: Residential land uses should be encouraged to be developed to assure the maintenance of an attractive living environment. This includes provision for mixtures of housing opportunities, preservation of the existing housing supply, the location of new residences in areas where necessary services can be feasibly provided, and in locations compatible with adjacent land uses.

Objectives:

1. Encourage low density residential developments on sites having good physical characteristics including those conducive to on-site sewage disposal, appropriate soils, slopes, and water table.
2. Encourage the development of residential areas to avoid potential conflicts with incompatible land uses.
3. Encourage clusters of new residential development located near appropriate shopping facilities, community services, and utilities or where these supportive services may be feasibly provided to promote efficient utilization of land and discourage dispersed strip development.
4. Encourage the location of high density residential land uses such as mobile home parks and multiple family developments in areas having or expected to have necessary services and facilities including major roads and central sewer and water facilities.

Commercial Land Uses

Goal: Commercial development should relate to the overall character of the community and to its specific land use patterns, and should provide services and products in locations which are readily accessible to residents and which promote efficient and safe traffic patterns.

Objectives:

1. Encourage clustered concentrations of related commercial uses to avoid strip commercial development.
2. Encourage commercial development of a convenience nature near existing and planned residential areas.
3. Encourage the location of major commercial areas at the intersection of major roads at locations with accessibility from several directions.
4. Provide for the future expansion of existing or planned commercial areas.

Industrial Land Uses

Goal: Industrial land uses should relate to the overall character of the community and to its specific land use patterns, and should provide employment in locations readily accessible to regional transportation facilities, in areas having compatible land uses, and in areas having or expected to have appropriate utilities.

Objectives:

1. Encourage industrial development in areas having immediate access to major roads and highways extending to other areas of the region and state.
2. Encourage industrial development in areas having or expected to have facilities and services.
3. Wherever possible, encourage industrial development in areas where industrial parks are feasible and where there is likely to be sufficient room for growth and expansion.
4. Encourage industrial development in areas where industrial activities will not result in incompatibilities with adjacent land uses.

Recreational Land Uses

Goal: Preserve existing recreational lands and provide for new recreational lands, appropriately located, to meet the changing needs of the community.

Objectives:

1. Encourage development of recreational lands in open spaces and natural areas.
2. Encourage development of recreational lands in areas accessible to the neighborhood and community population.
3. Maintain and improve existing recreation facilities as well as plan for new facilities.

Infrastructure

Goal: Develop an infrastructure system which will meet the needs of the Township, now and in the future.

Objectives:

1. Encourage the maintenance and improvement of the existing infrastructure system.
2. Encourage the extension of infrastructure to those areas of the Township planned for more intensive development.
3. Promote the creation of complete streets (as defined by the Michigan Planning Enabling Act) where appropriate.

Future Land Use Plan

The Master Plan represents a vision of how Rives Township might look in the future. The horizon is 2040. The Plan does not suggest that the Township will develop to the limits identified on the future land use map. Rather, the Plan is intended to guide the community through its daily decision making processes so that future development will be consistent with the goals adopted in this Plan.

The Master Plan consists of policies that address future land use and development of Rives Township over the life of the Plan. However, the Plan itself has no regulatory authority and must rely upon other tools for implementation, most notably the Zoning Ordinance. The Plan simply suggests where various land uses should be located. The Zoning Ordinance carries out the policies of the Plan by regulating the type of use that a parcel may have, the location of uses, and the bulk and density of development throughout the Township.

The Future Land Use Plan presented here is not static (please see the Future Land Use map). It is designed to be a flexible document that can and should change as the community changes. Even though the Plan is long range in nature (i.e., 20+ years), it should be periodically reviewed and updated as Rives Township grows and changes. There will be times when it will be necessary to deviate from the Plan. Changing land use patterns may cause certain areas on the Future Land Use map to become obsolete for a suggested use. When this happens, the Planning Commission may be required to interpret the most appropriate type of use for an area. Interpretation of a specific site should be made with regard to the impact on the surrounding area.

The Future Land Use map was not designed, nor was it intended, to mirror the Zoning Map. Zoning is the tool used to carry out (i.e., implement) the Plan. Therefore, the Zoning Map will not look exactly like the Future Land Use Map. As the community grows and rezoning requests become necessary to accommodate development, future rezonings should be consistent with the Plan in most cases or the Plan should be amended to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the Plan. However, in areas where several requests are made for rezoning, it may be necessary to consider amending the Plan if

changing land use patterns warrant a change in the Plan. The Future Land Use Plan is comprised of six land use categories within Rives Township (see the Future Land Use Map). A description of each land use category is presented below.

Agricultural

Agriculture continues to be the predominant land use within the Township. The Agricultural Preservation Area map contained in the *Jackson Community Comprehensive Plan* places the majority of Rives Township in an Agricultural Preservation Area (please see the countywide future land use map). Accordingly, most of the properties located outside of the unincorporated village of Rives and significant portions of the Lansing Avenue corridor south of Berry Road. Please note that strips of single-family residential developments are retained within this land use category.

Residential

- **Low Density Residential.** This land use category is intended primarily for low density (i.e., single-family) residential development. This category covers the largest area of the Township outside of the properties recommended for agricultural uses. Accordingly, many of the properties located within the unincorporated village of Rives and significant portions of the Lansing Avenue corridor south of Berry Road are recommended for low density residential uses. Clusters of single-family homes developed along subdivision streets are also included within this land use category.
- **Medium Density Residential.** This land use category is intended primarily to accommodate the existing manufactured housing (i.e., mobile home) park which is developed at a greater density than single-family homes. The category covers a large property located on the southern border of the Township along Lansing Avenue.

Commercial

This land use category is intended for local retail commercial and service businesses intended to primarily serve Township residents. There are 2 existing areas within the unincorporated Village of Rives Junction—the intersection of Main Street and Rives-Eaton Road and much of Railroad Street—dedicated to commercial uses. Another existing commercial area runs along the east side of Lansing Avenue, south of Maple Grove Road. An emerging commercial area is also proposed further north along Lansing Avenue, south of Berry Road.

Industrial

Industry continues to be a small use within the Township and generally accommodates existing businesses. Existing industrial areas are located on the north side of the unincorporated village of Rives Junction and further to the west along Broughwell Road, south of Rives Eaton Road. Future industrial growth is planned for along Rives Eaton Road to State Road, adjacent to US-127. Future industrial growth is also planned on the west side of Churchill Road, south of Baseline Road. The close proximity of a county primary road, natural gas pipelines, and a nearby electrical substation provides the possibility for future alternative energy uses.

Institutional

The Future Land Use map also identifies where various institutions are located within the Township. Primary among them are Youth Haven and the Dormition of the Mother of God Orthodox Monastery. A variety of other public and private institutions (i.e., the township hall, cemeteries, churches, non-profit radio stations, and county and state owned properties) are small but important components of the Township which contribute to its quality of life. The overlay category also identifies the proposed underlying land use category if that institution ever ceases to exist.

Zoning Plan

The Master Plan provides the legal basis for zoning in Rives Township. Accordingly, the Plan is required to contain a special plan element, known commonly as the Zoning Plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA — the Michigan Planning Enabling Act (PA 33 of 2008), as amended — requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because Rives Township has an adopted zoning ordinance. The MZEA — the Michigan Zoning Enabling Act (PA 110 of 2006), as amended — requires the planning commission to adopt and file with the township board "a zoning plan for the areas subject to zoning" in Rives Township. Finally, the MPEA also requires the Zoning Plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map".

Zoning Districts

Article 4 of the Rives Township Zoning Ordinance established the following zoning districts (please see the Zoning Map):

- **Agricultural District (AG).** *This district is composed of certain large open land areas. The regulations of this district are designed to retain the open character of this land, and to that end, the uses are limited primarily to agricultural activities.*
- **Residential District (R).** *This District is designed principally for Residential use and is limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life and to preserve a predominantly rural character.*
- **Mobile Home Residential District (MHR).** *This district is designed to provide suitable space for mobile home dwellings. The regulations of this district are designed to permit a density of population and an intensity of land use in those areas which are served by a municipal water supply and municipal sewage disposal, and which abut or are adjacent to such other uses, buildings, or amenities which support, complement, or serve such a density and intensity.*
A public sanitary waste disposal and public fresh water system must already be available before a parcel may be considered for rezoning to Mobile Home Residential District.
- **Commercial District (C).** *The Commercial District is designated to encourage efficient traffic movement, parking, and utility service; advance public safety; and protect surrounding property. The commercial district is designed to regulate the location of these business uses according to a [well-considered] plan which determines the types of such uses and the intensity of land, street and highway use in such district; potential nuisances and hazards which may cause unsafe conditions; and the relationship of commercial use to streets and highways.*
- **Industrial District (I).** *This district is designed to provide suitable space for industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non-industrial zoning district. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.*

Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in Article IV of the Rives Township Zoning Ordinance:

Chapter 3 Community Policies and Plans

ZONING DISTRICT	ZONING SYMBOL	LOT REQUIREMENTS			MINIMUM YARD REQUIREMENTS		
		Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front	Side	Rear
Agricultural	AG	2 Acres	200 ft. depth 250 ft.	25%	50 ft.	25 ft.	50 ft.
Residential (Without Sewer)	R	2 Acres	200 ft. depth 250 ft.	25%	50 ft.	25 ft.	50 ft.
Residential (With Sewer)	R	1.5 Acres	200 ft. depth 250 ft.	25%	50 ft.	25 ft.	50 ft.
Mobile Home Residential	MHR	As required by Mobile Homes Commission Act or as otherwise specified elsewhere within this Ordinance.					
Commercial	C	2 Acres	200 ft. depth 160 ft.	30%	35 ft.	20 ft. (35ft. for corner lots)	50 ft.
Industrial	I	2 Acres	200 ft. depth 160 ft.	30%	35 ft.	20 ft.	50 ft.

Corner Lots - see section 17.25

MHR Zoning requires Public Sanitary Waste Disposal and Public Water Supply.

Rezoning Criteria

The most common zoning application of the Master Plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the Master Plan:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township’s master plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

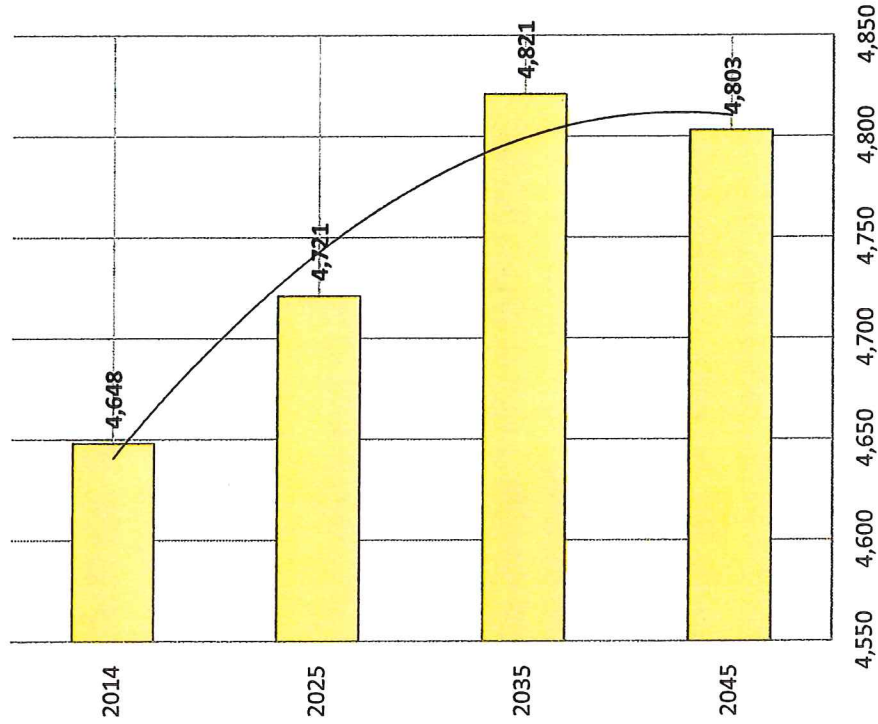
Relationship to the Future Land Use Map

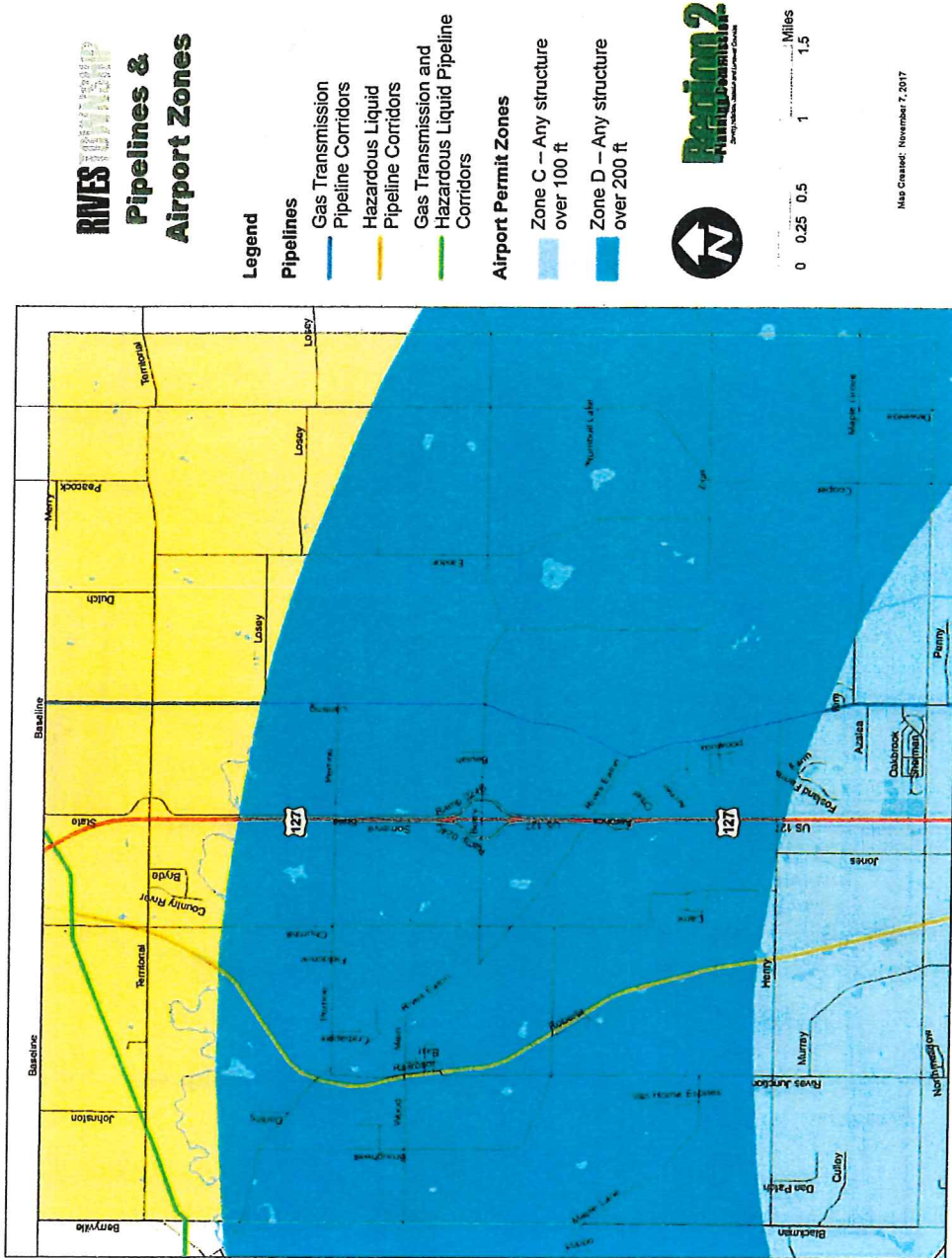
The remainder of this element equates the various Zoning Districts included on the Zoning Map with the various land use categories included on the Future Land Use Map.

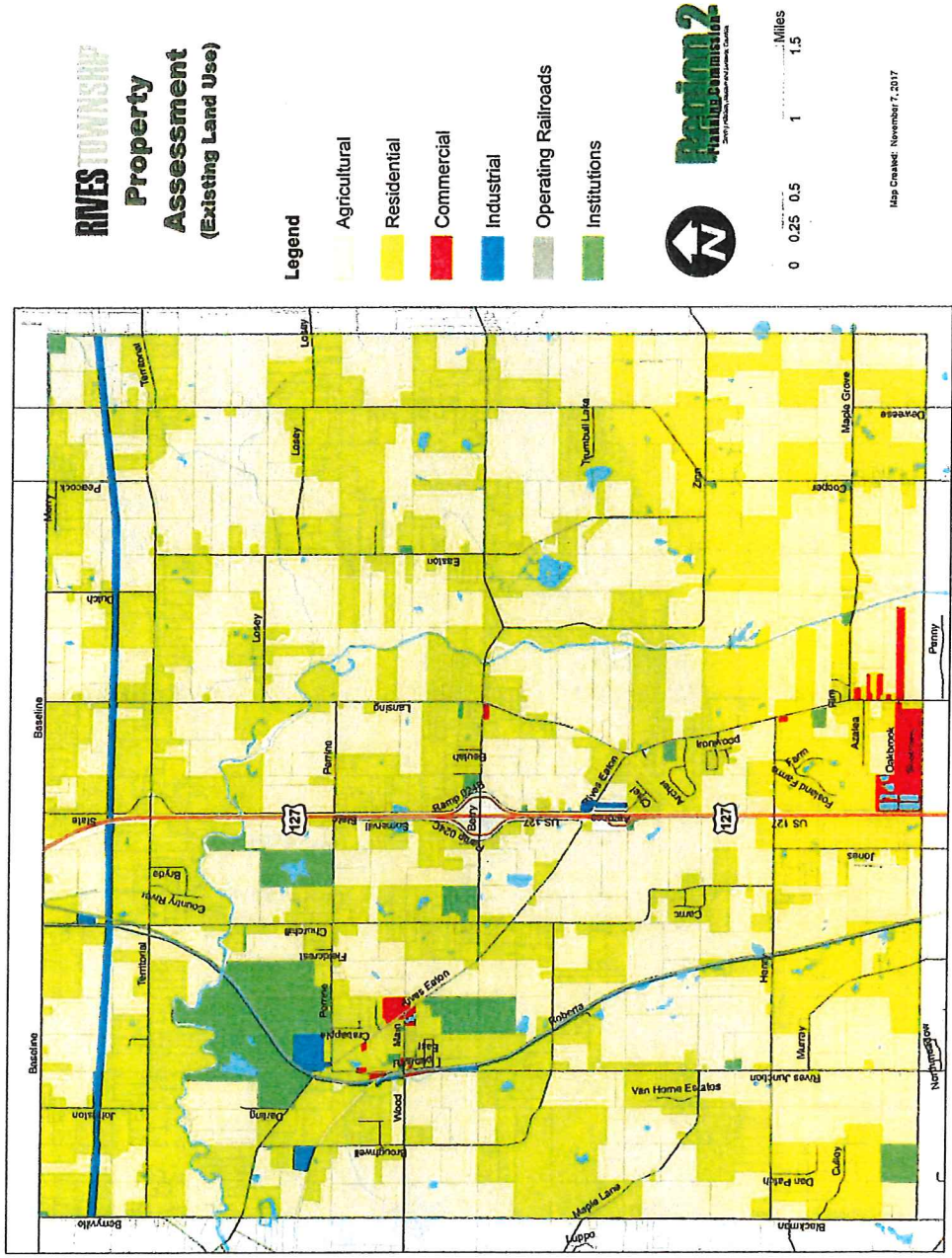
- **Agricultural.** Agricultural areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:
 - Agricultural District (AG).
- **Residential.** The following residential areas are included on the Future Land Use Map:
 - **Low Density Residential** — Low-density residential areas are addressed generally on the Future Land Use Map. The following zoning district currently equates to those areas:
 - Residential District (R)
 - **Medium Density Residential** — Medium density residential areas are addressed generally on the Future Land Use Map. The following zoning districts currently equate to those areas:
 - Mobile Home Residential (MHR)
- **Commercial.** Commercial areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:
 - Commercial District (C)
- **Industrial.** Light industrial areas are addressed generally on the Future Land Use Map. The following zoning district equates to those areas:
 - Industrial District (I)
- **Institutional.** Institutions are also included on the Future Land Use map as an overlay land use category:
 - No zoning district equates to institutions

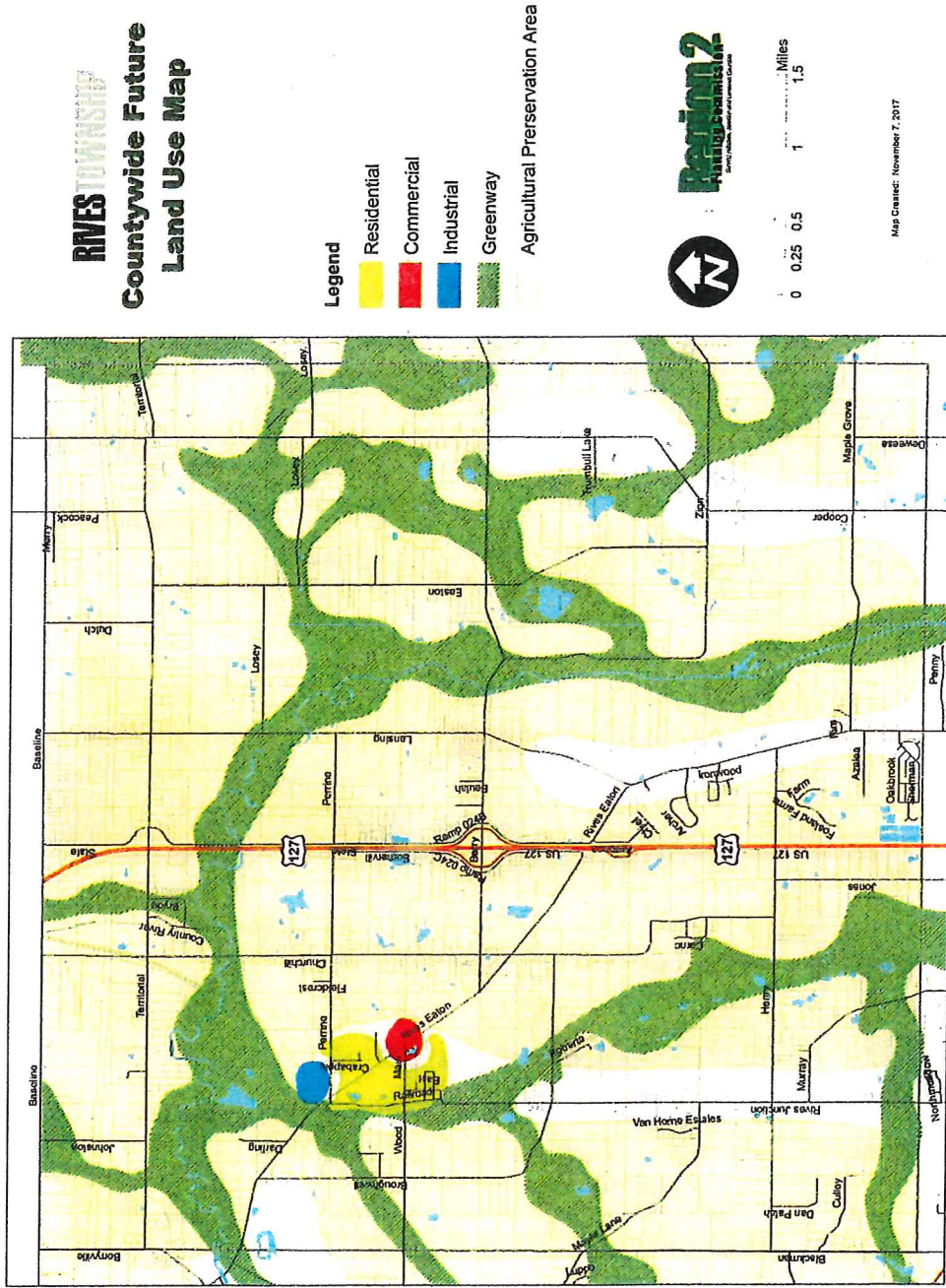
Population Projections

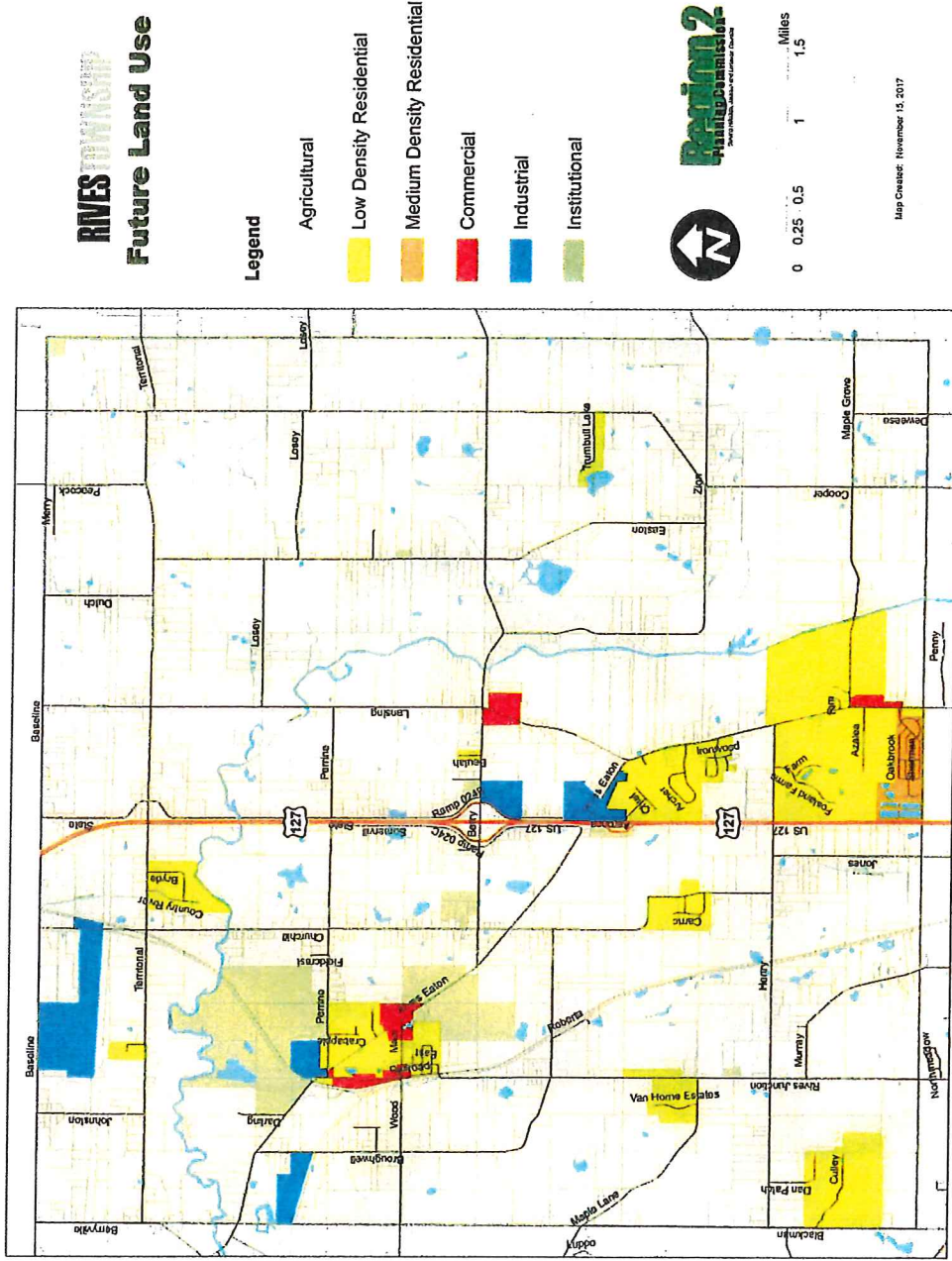
- The population projections utilized in this plan were developed for the Jackson Area Comprehensive Transportation Study (JACTS)
 - The 2045 projections are grounded on historic census trends and Regional Economic Models Inc. (REMI) forecasts
 - REMI data is based upon Cohort Survival methodology and local factors and input
- Utilizing that information, it is reasonable to expect that:
 - The population will grow between 2014 and 2040 and then begin to decline through 2045
 - The 2014 population for the Township is projected to be 4,648 residents
 - *The American Community Survey (ACS) estimates that the population was 4,644 people between 2010 and 2014*
 - The 2035 population is projected to grow to 4,721 residents
 - The 2035 population is projected to grow to 4,821 residents
 - The 2045 population is projected to decrease to 4,803 residents

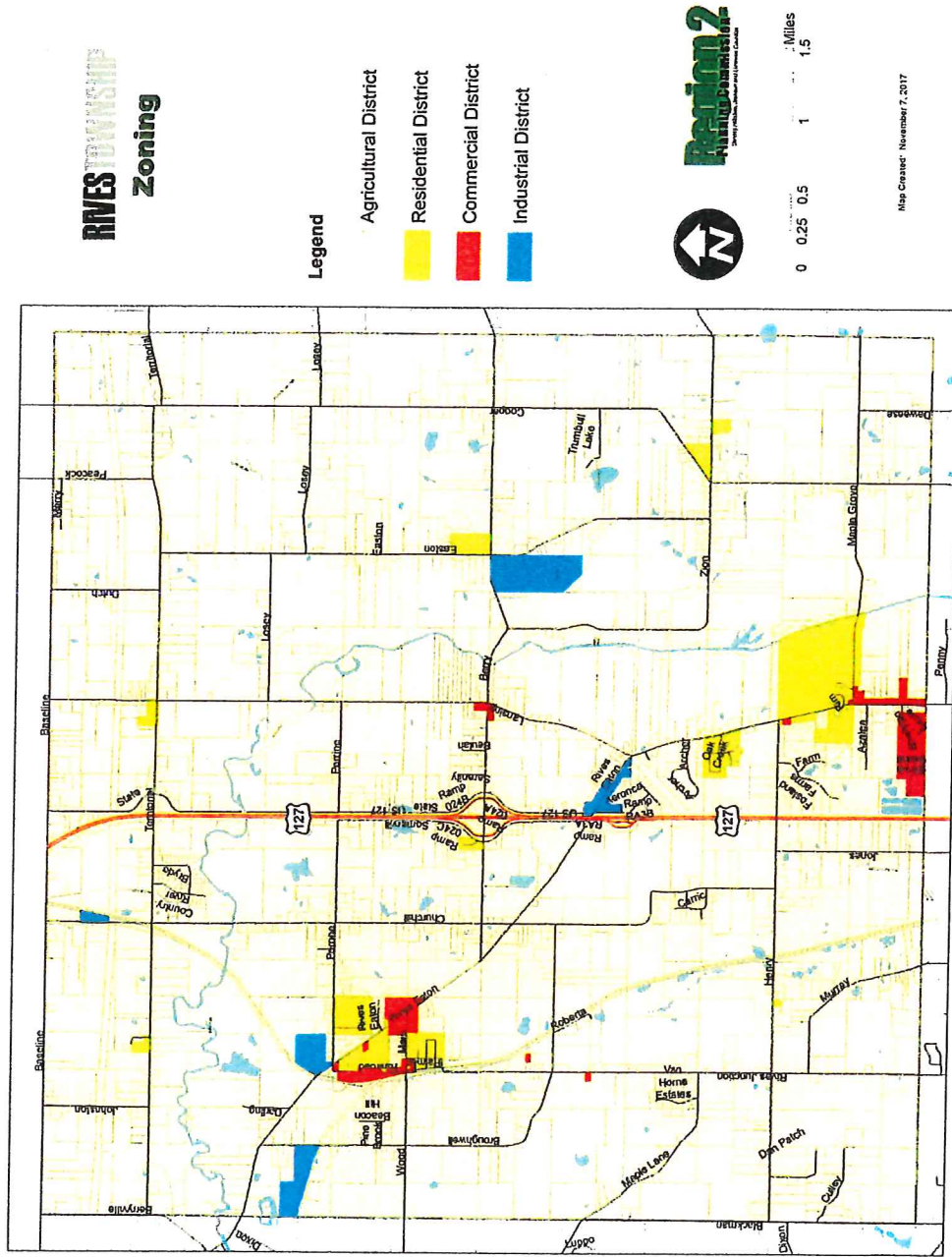












Grant E. Bauman, AICP, *Principal Planner*
Jackson County Planning Commission

My family moved out to Tompkins Township because of the quality of life, because of the lower densities, we are led to believe by our townships and rural towns, that they will preserve the areas rural character. Unfortunately Developers have earmarked our small towns and rural communities as they have found such rural areas to be the "path of least resistance" and they have generally discovered they are able to quickly obtain approvals through our county or rural towns as a less complicated entitlement procedure to our detriment. This does not fit the rural content of Rives Junction and the surrounding areas. We cannot allow our farmland to become fragmented, and once this is developed it will open a flood gate to more unbridled coercion by our elected officials. (We currently have a conflict of interest problem with the Rives city clerk)

Most municipalities that have "agricultural zones" permit residential, light commercial, and light industrial, not heavy industrial development, usually on one to five acre tracts, as it is; these agricultural districts actually impact commercial farming greatly by allowing these lots to consume more farm land than necessary. The land, once divided, cannot easily be converted back into productive farmland. Instead, the one to five acre tracts sit as large yards for a residential, commercial and light industry development.

Per the Jackson Community Comprehensive Plan land use in Rives is stated as an Agriculture Preservation Zone. So why are the planners trying to accommodate a venture capitalist on a zone designated Agricultural Preservation? A 188.81 acre tract with an unsightly power plant will be a nightmare in 30 years when its active life is over, just ask the neighbor's in the vicinity of: The Three Sisters, MSU in Lansing, St Clair, Monroe Powerhouse, River Rouge, Detroit Edison Trenton to our east, to name a few. The far-sighted thing to do would be to tear down and rebuild these plants as the infrastructure is already in place, rather than they sit idle on the landscape. To this point we already have on record back in 2014, Gerard Anderson CEO of DTE Energy stating "with the retirement of half or more of coal fired plants, Michigan power plants likely to see rebuilding boom".

Which brings me to my next point: who, what, why.

- 1). who orchestrated the sudden reversal from Agricultural Preservation, was it the Jackson County Planning Commission?
- 2). what is the Jackson County Planning Commissions interpretation of the term Agricultural Preservation?
- 3). why was the masterplan altered to accommodate 200 acres of land zoned agricultural preservation to Industrial, who did the piper pay?

Agricultural Preservation is intended to support and protect farming by stabilizing the agricultural land base. This is done by designating areas where agriculture is the desired land use and discouraging other types. It places strict limits on the amount of development that is allowed to occur and attempts to retain the farmland as a whole tract. Land Uses Agricultural Preservation Zoning prevents land uses that are incompatible with farming such as uses that would create excessive traffic, pollution, or consume large areas of farmland. Examples of such uses include landfills, airports, power plants, golf courses etc.

Rives Junction and its surrounding area is agriculture, a 188.81 acre patch of a heavy industrial plant, does not prioritize the environment and the compatibility with the existing pattern of development.

Uses that are typically allowed in Agricultural Preservation zoning districts are:

1. Agriculture
2. Horticulture
3. Forestry
4. Farm Dwellings
5. Single Family Detached Dwellings
6. Public Uses – parks, municipal facilities, greenways
7. Home Occupations
8. Wildlife refuges, fish hatcheries
9. Temporary Housing for farm employees

The premise of great planning is developing masterplans that support smart growth development. Good zoning is the foundation upon which great communities are built, this is the framework that regulate where and what type of development can occur, a perspicacious plan is never hurried, but is open for months for community input, thus establishing not only trust but working together in developing a sustainable community and not harried by some venture capitalist, touting that he is a local family owned business, he is a transplant like me, and I do not call my farm a local family owned business, that is misleading and dishonest. I question what other spin they have orchestrated. This deception reflects their callous disregard to our community, and for the planning commissions, board members to even entertain this notion, with lack of any environmental impact report, such as air quality, noise levels, traffic patterns, fire

danger, wildlife, the wetlands, how this plant will significantly affect the quality of the human environment on Rives and the surrounding areas, is abuse of power and privilege. This draft Masterplan scheme is a total abortion on what good planning means and with the surprise comment Tuesday 10th April by a Rives Junction Township Board to return the Draft masterplan back to the Rives Planning commission for reconsideration of the proposed rezoned Industrial land use area, although promising, clearly validates my vote of No Confidence in them. They have failed miserably in their duties as our elected officials. This latest draft of the masterplan demonstrates total disregard to the existing standards, it does not line up with the community's vision. What ever happened to modest adjustments? This is a major modification, hurriedly put together because of a teaser 50,000.00 per annum which is peanuts!!!! Every community is distinct, with different landscapes, natural resources, demographics, history and political culture, it appears that this fly by night outfit honed in on Rives Junction because they believe we are low on the socio economic totem pole.

This is not smart growth, we need to maintain its natural infrastructure by respecting our watersheds, woodlands and other natural features, growth strategies should encourage infill redevelopment, which also should be contiguous with our existing rural small town areas and follow a pattern of what is already set in place.

Land uses should be organized, not a patchwork which is currently proposed under the masterplan. The masterplan should be calibrated to fit our local context of Rives Junction and its rural environment, not appease a fly by night venture capitalist.

They did not anticipate that we will be proactive about determining where and to what extent to how we grow. This proposal is not in the community's best interest and is inconsistent with the agricultural preservation zone in place currently; therefore the planning commission and our elected officials need to say "NO"



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