

Date: \_\_\_\_\_

Dear Rives Township Planning Commission,

Thank you for working on a new Industrial Ordinance for Rives Township.

I am writing to ask that you adopt the ordinance changes below. The ordinance needs to be clear enough to protect the rural character of Rives Township and avoid conflicting interpretations in the future.

Specific changes include:

- Amended Section 17.01 to include some clarification that uses other than uses by right require a permit. For example, this last sentence could be changed to read “Conditional use permits are required for uses of land, natural resources, and structures that are not listed as a permitted use in the ordinance and are not otherwise prohibited.”
- Amend Section 17.55 to add “Facilities used to generate electric power derived from coal, natural gas, oil, nuclear, or solid waste are examples of intensive industrial uses that would conflict with and harm the rural character of the Township,” and include a finding that there is no demonstrated need for electric power generation from fossil fuels in Rives Township.
- Amend Section 17.27 to add a similar provision to the definition of Essential Services: “The definition of Essential Services does not include facilities used to generate electric power derived from coal, natural gas, oil, nuclear, or solid waste.”
- Amend Section 17.56A, 17.56K, and 17.57 to clarify what “other similar uses” would entail for the uses listed or include an explanation of how those “other similar uses” would be determined.
- Amend Section 17.57A to impose more stringent setback requirements for conditional uses in the Industrial zone pursuant to Section 17.86.
- Amend Section 17.85C Waivers: the proposed waiver language for conditional uses could allow the Township to permit conditional uses that are unsuited for a particular area. If a proposed conditional use cannot comply with all of the standards in Subsection B, then it is reasonable to assume that a use does not belong in a particular area. CKRR recommends that the amendment require that the applicant demonstrate both “That architectural or structural integrity and quality are not undermined” and “That any deviations from the above standards will still provide for a harmonious development and serve to minimize any possible impacts to adjacent properties and residences.” – not one or the other as the amendment currently proposes.

Thank you,

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Name

\_\_\_\_\_  
Address