

# Riley Township Planning Commission

## Regular Meeting Minutes

### Meeting Details

Date: February 19, 2018

Time: 7:00 p.m.

Location: Riley Township Hall

### Open

- Called to order at 7:00 p.m.
- Pledge of Allegiance

### Roll Call

**Present:** Doug Pratt, Duane Hagle, Michele Daly-Brown, Dave Rushing, Jerry Filion, Dawn Behem

**Absent:** Larry Moquin (excused)

### Agenda

- Changes to agenda: None
- Motion made to accept agenda by Duane Hagle, seconded by Dave Rushing. All in favor, motion passed.

### Regular Meeting Minutes – January 15, 2018

- Changes to Regular Meeting Minutes: None
- Motion made to accept minutes by Michele Daly-Brown, seconded by Jerry Filion. All in favor, motion passed.

### Public Comments on Agenda Items – None Present

### Public Hearing

- A.** Comments on proposed changes to amend Zoning Ordinance #33: Article 9, Section 909 (c)(2,3) – Signs: Application Process Review and Approval
- ***Motion made to open public hearing at 7:02 p.m. by Dave Rushing, seconded by Duane Hagle. All in favor, motion passed.***
  - Comments received from the public: None received nor presented
  - ***Motion made to close public hearing at 7:03 p.m. by Dave Rushing, seconded by Michele Daly-Brown. All in favor, motion passed.***

### Guest Speaker

Dave Rushing, St. Clair County Commissioner, reported Governor Snyder has proposed a \$4.75 increase per ton at the landfills throughout the state that will cost about \$7 per household per year.

### Trustee Report

Duane Hagle reported Chris Baird from Unique Floor Covering discussed flooring to be done at the township hall; road commission meeting is scheduled for February 26<sup>th</sup> from 6:30pm to 8:30pm at

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Airport Drive in Port Huron; reappointed terms for Frank Dusett, John Thibodeau and Rob Baranowski to the Construction Board of Appeals; and seeking appointments for Zoning Board of Appeals.

**Parks & Recreation Report** – No meeting held

**Board of Appeals Report** – No meeting held

### New Business

- A. Special Use Application #2018-01, Property ID 74-29-017-2005-500 located at 12637 Hill Road:**  
Doug Pratt sited Special Approval Uses, Section 1103 Required Information Items 1 thru 4. Discussed concerns regarding application's required information: Item 1) incomplete application under the Proposed Use of Land section. Doug Pratt sited Sections 1110 thru 1140 Uses Permitted on Special Approval. Application states Proposed Use of Land as "automotive repair services" with no ordinance section noted; Items 2 & 3) incomplete submission of Site Plan as specified in Section 913 for level II. Ordinance Section 913 (F) Level II Site Plan, and Sections 1100 -1111 copied and handed to the attending applicant; Item 4) No statement or information submitted with application. Doug Pratt sited Section 1111 – Auto Service Centers and Auto Service Stations. Discussion held regarding concerns of the property location within Agricultural - Residential (A/R) zoned district which does not meet designation for future commercial (EC) use under the townships master plan; The applicant's proposed special land use for automotive repair is not located within a required commercial (EC) zoned district; and Section 1119 – Home Occupations does not meet the criteria for this application. Doug Pratt sited Section 1102 (2) Special Use Procedures and Fees and commented concerns. Dawn Behem read email communication dated 2/6/2018 from Deputy Clerk, Heather Panches-Miller regarding receipt of special use application, and outgoing correspondence dated 2/1/2018 from the Riley Township Building Department to Dianna Cleary regarding the plot plan. Both communications are included within the applicant file record.
- ***Motion made not to accept Special Use Application #2018-01 for 12637 Hill Road Prop ID 74-29-017-2005-500 by Jerry Filion, seconded by Dave Rushing. All in favor, motion passed.***
- B. Review of Berlin Twp Zoning Ordinance, Section 12.31 Wind Energy Conversion Systems (Windmills):** Reviewed and discussed comparison of ordinance to Riley Townships Ordinance Section 923. No action taken.

### Old Business

- A. Review of Section 906 - Off Street Parking Requirements:** Tabled
- B. Review for recommendation approval of proposed changes to amend Zoning Ordinance #33: Article 9, Section 909 (c)(2,3) – Signs: Application Process Review and Approval:** Reviewed proposed changes with discussion held.
- ***Motion made to approve sending proposed changes to amend Zoning Ordinance #33, Section 909(C)(2,3) to Metro Planning Commission for review and recommendation by Dave Rushing, seconded by Duane Hagle. All in favor, motion passed.***

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### Committee Reports - None

### Communications Received

- Flyer received on February 6, 2018 for 2018 Annual Workshop hosted by St. Clair County Metro Planning Commission held on March 29, 2018 from 5:30 p.m. to 8:30 p.m.
- Copy of posted Planning Commission 2018 meeting schedule from Clerk, Debra Rhein.
- Email communication on January 24, 2018 from Deputy Clerk, Heather Panches-Miller regarding request from Debbie Rhein, all PC meetings to be recorded in the future.
- Handout produced by MTA (July 2006) titled "General Law Ordinance Checklists" for reference.

### Comments from the Public

Suzette Loewer from 12675 Hill Road commented concerns regarding the special use application for the business operating next door to her and asked "where does it fall now?" and if this goes to court, would she be called to go? Discussion was held of possible steps that may or may not take place that are dependent on the actions of the applicant, and that she would not be requested to go to any court proceeding.

### Comments from Planning Commission Members (not addressed)

- Dave Rushing commented that he has become an ordained minister performing marriages on July 1<sup>st</sup> at Freedom Hill.
- Doug Pratt asked what steps were needed regarding the Zoning Administrator duties.
- Jerry Fillion commented that he will be out for the next two scheduled meetings.
- Dawn Behem commented the Yale Varsity Baseball Team will be holding a Clay Shooting Fundraiser on March 18<sup>th</sup> from 10am – 3pm located at a Sportsmens Club in Jeddo if anyone is interested.

### Next Regular Meeting

Date: March 19, 2018

Time: 7:00 p.m.

Location: Riley Township Hall

### Adjournment

Motion by Duane Hagle, seconded by Dave Rushing at 8:28 p.m. All in favor, motion passed.

*Respectfully submitted by,*

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Dawn Behem, Recording Secretary

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Doug Pratt, Vice-Chairperson