

# Riley Township Planning Commission

## Regular Meeting Minutes

### Meeting Details

Date: April 16, 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:** Larry Moquin, Doug Pratt, Duane Hagle, Michele Daly-Brown, Dave Rushing, Jerry Fillion, Dawn Behem

**Absent:** None

### Agenda

- Changes to agenda: Larry Moquin added to New Business 11 C. Section 903 Solar Arrays
- Motion made to accept agenda with the addition by Doug Pratt, seconded by Dave Rushing. All in favor, motion passed.

### Regular Meeting Minutes – March 19, 2018

- Changes to Regular Meeting Minutes: None
- Motion made to accept minutes by Larry Moquin, seconded by Duane Hagel. All in favor, motion passed.

**Public Comments on Agenda Items – None Presented**

**Public Hearing – None Scheduled**

**Guest Speaker – None Presented**

### Trustee Report

Duane Hagle reported the annual road trip was held on April 5<sup>th</sup> with the county road commission; amended ordinance 19 on blight was approved; adopted a resolution to request Federal funds for Hough Road bridge project; and tabled the parking lot.

### Parks & Recreation Report

Duane Hagle reported working on the Spring Fling Festival which takes place the first Saturday in June; Justine Shannon resigned from the committee; new member is Greg Yaek who is also the Vice-chairperson.

### Board of Appeals Report

Larry Moquin reported a meeting was held on April 12<sup>th</sup> at 7 p.m. for 818 Miller Road requesting setback variance for solar arrays which was declined.

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### New Business

- A. Mining Permit Application and Site Plan (Wiegand):** Application with site plan and documents were submitted and fees paid to the township office on April 2<sup>nd</sup>, 2018 by Weigand Crushing Company. Preliminary site plan approval was signed by the Zoning Administrator on April 12, 2018. Reviewed contents of the application documents for completeness. Discussed Special Use Approval stays with the land and not the property owner which has already been prior approved for mining use.

➤ ***Motion to accept the Mining Permit Application made by Dave Rushing, seconded by Doug Pratt. All in favor, motion passed.***

Discussed questions on required bonds for the application. Mark Baronowski reported on his fact-finding site visit to the company's current mining operations and conditions located at the Mound Road and 31 Mile. Lonnee Stiers commented concerns regarding hours of operation and was invited to bring his comments to the public hearing that will be scheduled.

➤ ***Motion to schedule a public hearing to accept comments at the next regular meeting on May 21, 2018 made by Larry Moquin, seconded by Michele Daly-Brown. All in favor, motion passed.***

- B. New Zoning Text Ordinance Consideration for Fences:** Duane Hagle was directed by the township board to discuss ordinance amendment consideration and requested the item to be put on the planning commissions agenda. Duane submitted a printed copy of the Code of Ordinances for Fences printed from Columbus Township, Michigan for review and discussion was held. Michele Daly-Brown offered to type the proposed ordinance text into a Word document and Dawn Behem will bring researched compliance information from the state on medical marijuana fencing to the next regular meeting. Item Tabled
- C. Section 903 – Solar Arrays:** Reviewed the current zoning ordinance for consideration of any changes to be made regarding the solar panels or the setbacks. Larry Moquin requested comments from each of the members. Mutual consensus for no changes to be made to the current ordinance at this time.

### Old Business

- A. Review of Section 906 - Off Street Parking Requirements:** Reviewed the final draft of the proposed changes to the amendment.

➤ ***Motion to schedule a public hearing to accept public comments on the proposed zoning ordinance amendment for Article 9, Section 906 – Off Street Parking Requirements at the next regular meeting on May 21, 2018 made by Dave Rushing, seconded by Doug Pratt. All in favor, motion passed.***

- 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:** A request for recommendation on the proposed amendment was emailed Metro Planning on March 20, 2018 with required attachments. Township has received correspondence with staff report from

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Metro Planning dated March 22, 2018 on recommendation for approval of the proposed amendment.

- ***Motion to approve and send recommendation for text amendment of the proposed zoning ordinance for Article 9, Section 906 (C)(2,3): Signs - Application Process and Approval to the Riley Township Board made by Larry Moquin, seconded by Doug Pratt. All in favor, motion passed.***

### **Committee Reports - None**

### **Communications Received**

- Email from planning commission to Metro Planning dated March 20, 2018 with attachments regarding proposed Amendment for Section 909 – Signs
- Copy of correspondence with Staff Report/Zoning Text Amendment recommendation from Metro Planning to Township Clerk dated March 22, 2018 regarding proposed Amendment for Section 909 – Signs

### **Comments from the Public**

Harold Green asked if the township has been approached by any companies for solar array panels such as in Wales Township. Larry Moquin responded that the township currently has an ordinance in place regarding solar arrays, specifics and setbacks.

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

Larry Moquin enjoyed attending the workshop hosted by Metro Planning at the end of March and commented on the 3 sessions that were held. One of them was on ZBA Basics which had very good information.

Doug Pratt commented that he will be absent for the next regular meeting.

### **Next Regular Meeting**

Date: May 21, 2018

Time: 7:00 p.m.

Location: Riley Township Hall

### **Adjournment**

Motion by Duane Hagle, seconded by Doug Pratt at 7:53 p.m. All in favor, motion passed.

***Respectfully submitted by,***

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Dawn Behem, Recording Secretary

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Larry Moquin, Chairperson