

Riley Township Planning Commission

Regular Meeting Minutes

Meeting Details

Date: October 15, 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, Michele Daly-Brown, Duane Hagle, Dave Rushing, Jerry Filion, Dawn Behem

Absent: Larry Moquin (excused)

Agenda

- Changes to agenda: Add to Guest Speaker section – Charlie Capozzo
- Motion to accept agenda with changes made by Dave Rushing, seconded by Jerry Filion. All in favor, motion passed.

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- Changes to Regular Meeting Minutes: Correct spelling of “Huff” road to “Hough” road in Trustee report.
- Motion to accept minutes with correction made by Duane Hagle, seconded by Dave Rushing. All in favor, motion passed.

Public Comments on Agenda Items – None Presented

Public Hearing: To accept public comments for proposed changes to AMEND the RILEY TOWNSHIP ZONING ORDINANCE # 33: ARTICLE 9, SECTION 924 (A-P): FENCES AND WALLS

- Motion to open public hearing at 7:03 p.m. made by Dave Rushing, seconded by Jerry Filion. All in favor, motion passed.
- Acting chairperson, Doug Pratt, requested public comments from the audience or received. None presented nor received.
- Motion to closed public hearing at 7:03 p.m. made by Dave Rushing, seconded by Duane Hagle. All in favor, motion passed.

Guest Speaker

County Commissioner, Dave Rushing, reported on getting a draft proclamation to Justin honoring Bob Phillips 39 years and 4 months of service to the community of St. Clair County who passed away two weeks ago; working on getting the flag Shane Hernandez did that was flown at half-mast in his honor; they are working on a proposal with the USDA to help fund 5 to 6 projects within the county including our Hough Road bridge project that may possibly start repairs as early as next year;

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Charlie Capozzo, presented questions regarding zoning of property ID 7429-0262-007-000 located at M-19 and Lambs Road intersection for possible intent to purchase property for commercial excavating business. Discussion held that the property is located within the future land use map for commercial zoning. Copies of zoning ordinances Article 4 Agricultural District (AR) and Article 7 Extended Commercial (EC) given to resident to reference along with Special Use Flowchart and Fee Schedule.

Trustee Report

Duane Hagle reported the Board approved Jeff's Rubbish contract for 3 years; approved AYSO contract for 1 year; Tibbets Road cemetery deed is still in progress; no interest from McLaren or Huron Medical but EMS is interested on the property at 609 Burnell Road.

Parks & Recreation Report

Duane Hagle commented the Fall Festival was a huge success with double the people attending, had 54 vehicles for the car show and cooked 441 hot dogs/brats! A guest speaker coming on Monday to talk about future playground equipment; and they are working bids for a swing set and a handicap swing set; and Monday's meeting will be their last one until Feb/March.

Board of Appeals Report – None present

New Business

- A. None

Old Business

- A. **Review Draft of Proposed New Ordinance for Fences:** Dave Rushing commented and disagreed with the proposed fence ordinance. Discussion was held that the township board requested the development of a fence ordinance from the planning commission.
- *Motion to send proposed ordinance to Metro Planning for review made by Duane Hagle, seconded by Doug Pratt. Five in favor, one opposed. Motion passed.*

Committee Reports - None

Communications Received

- Flyer from Metro Planning on upcoming workshop that will be held on October 29, 2018
- Received copy of newspaper clipping from Doug Wendland
- Received copy of workshop presentation handouts from Deborah Rhein

Comments from the Public

Ken Sutton, 2250 Kinney Road, presented questions to the commissioners regarding to keep the three temporary buildings that remain on the property as sales demos. Dawn Behem read from the approved meeting minutes held on April 17, 2017 motion to approve for special use with stipulations for the property located at 2250 Kinney Road. Discussion was held that changing the stipulations to keep the temporary buildings was not a minor change that could be amended and that a new special use application would need to be submitted for consideration of changes; the current zoning of the property is for agricultural use with approved special use with stipulations; the property is not listed under future

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use for commercial zoning; commercial sales are not an allowable usage for agricultural property within the current zoning ordinance; and that the property is currently out of compliance with stipulation # 1 as approved.

Comments from Planning Commission Members (not addressed) - None presented

Next Regular Meeting

Date: November 19, 2018

Time: 7:00 p.m.

Location: Riley Township Hall

Adjournment

Motion by Duane Hagle, seconded by Doug Pratt at 8:34 p.m. All in favor, motion passed.

Respectfully submitted by,

Dawn Behem, Recording Secretary

Doug Pratt, Chairperson (Acting)