

Riley Township Planning Commission

Regular Meeting Minutes

Meeting Details

Date: March 16, 2020 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, Dave Rushing, Doug Pratt, Michele Daly-Brown, Duane Hagle, Dawn Behem

Absent: Jerry Filion (excused)

Agenda

Changes to agenda: None

- *Motion to accept agenda with addition made by Dave Rushing, seconded by Michele Daly-Brown. All in favor, motion passed.*

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Changes to Meeting Minutes: correction to New Business, Item B: add word “to” to sentence: “... making changes **to** the massive...”.

- *Motion to accept the minutes with correction made by Doug Pratt, seconded by Duane Hagle. All in favor, motion passed.*

Public Comments on Agenda Items – None

Public Hearing: None

Guest Speaker: County Commissioner, Dave Rushing, reported 2 confirmed cases of Covid-19 were in St. Clair County. One of the two was at the Hobby Lobby location.

Trustee Report

Duane Hagle reported RTB approved Richard Ellis for chloride contract; annual Road Commission road trip was canceled; discussed Ordinance 33; RTB annual meeting to be held on March 31st at 7pm.

Parks & Recreation Report

Duane Hagle reported first meeting was held; looked at possible new play equipment; elected Tracy Pelton as new Chairperson and Secretary, and Greg Yaek elected as Vice-Chairperson;

Board of Appeals Report – None

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New Business

- A. Annual Mining Permit Application – Wiegand Crushing Company for location:** Contents of the application was reviewed for completeness and required documents. Noted the current Soil Erosion and Sedimentation Control Permit expires on April 5, 2020. Duane Hagle provided a report list of Replacement Well Permits Issued between 1/1/2019 and 12/31/2019 in Riley Township from the St. Clair County Health Department Environmental Health Division. In-depth discussion was held among all members present and the possibility of seeking an engineering study regarding water levels of the mining operations.
- *Motion to accept the Annual Mining Permit Application and proposed site plan from Wiegand Crushing Company made by Doug Pratt, seconded by Larry Moquin. All in favor, motion passed.*
 - *Motion to schedule a public hearing at the next regular scheduled meeting held on April 20, 2020 at 7pm to accept public comments on the Annual Mining Permit Application and proposed site plan made by Dave Rushing, seconded by Doug Pratt. All in favor, motion passed.*
- B. Section 1135 – Limited Business Uses:** Doug Pratt attended the RTB meeting requesting the PC to review this ordinance section. Supervisor, Al Titus (present in attendance), asked the PC how we interpret and the definitions what commercial business purposes are after a letter was received in the township office with concerns of area residents possibly operating without special use approval. Al commented he has spoken with the township attorney twice on the matter. Larry Moquin commented there are 3 special uses listed in our ordinance book: 1) Section 1119 – Home Occupation which is someone doing type of work like “quilting” or “seamstress” in a room within their house; 2) Section 1135 Limited Business Use pertains to type of work in “making something” within a specific sized building within the limitations listed and selling it such as over the internet without customers ever coming to their house; 3) Section 1138 Contractor and Storage of Commercial Vehicles and Equipment read verbatim as conditioned by special land use. Al commented there are many contractors within our township that commute back and forth from their residence to their worksite with their work vehicles. Line F states that vehicles stored within a building would not be counted to the above limitations. In-dept discussion held among all members present. No action taken; item closed.

Old Business

- A. Review of Zoning Ordinance #33:** Larry Moquin commented that it will cost the township to hold public hearings for every change made to the ordinance. Supervisor, Al Titus (present in attendance), commented that it isn’t practicable or sensible to try to review the whole ordinance and the RTB should direct to the Planning Commission which areas are problematic. Duane Hagle commented that the RTB is wanting the PC to review the whole ordinance book at each regular meeting. Dawn Behem commented concerns with reviewing the entire zoning ordinance on own time and preparing public hearings without

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receiving any additional compensation. In-depth discussion held among all members present.

- *Motion to review zoning ordinance sections with the following priority: 1) RTB identifies a problematic section; or 2) PC member identifies a problematic section; or 3) when no other items of business are needed to be conducted on an upcoming regular scheduled meeting agenda made by Larry Moquin, seconded by Doug Pratt. Five in favor, one opposed, motion passed.*

Committee Reports – None

Communications Received

1/27/2020 Letter (corrected) Re: Special Use Application for Dog Kennels

2/24/2020 Memo to Riley Twp. Board Re: Review of Ordinance #33

2/24/2020 Email reply from Metro Planning Re: Land Use Advisory Group Invite

Comments from the Public – None

Comments from Planning Commission Members (not addressed) – None

Next Regular Meeting

Date: April 20th, 2020

Time: 7:00 p.m.

Location: Riley Township Hall

Adjournment

- *Motion to adjourn made Duane Hagle seconded by Larry Moquin at 8:21 p.m. All in favor, motion passed.*

Respectfully submitted by,

Dawn Behem, Recording Secretary

Larry Moquin, Chairperson