

Riley Township Planning Commission

Regular Meeting Minutes

Meeting Details

Date: May 25, 2021

Time: 7:00 p.m.

Location: Riley Township Hall, 13016 Belle River Road, Riley, MI 48041

Open

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

Roll Call

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

Absent: None

Agenda

- Changes to agenda: Doug Pratt added Public Comments on Agenda Items, Committee Reports & PC Comments
- *Motion to accept agenda with amendments made by Dave Rushing, seconded by Jerry Filion. All in favor, motion approved.*

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- Changes made to Regular Meeting Minutes: None
- *Motion to accept minutes as presented made by Duane Hagle, seconded by Dave Rushing. All in favor, motion approved.*

Public Comments on Agenda Items

None presented

Public Hearing: To accept comments from the public on proposed Commercial Site Plan Amendment ID # 2021-02 to install additional 30,000-gallon storage tank.

- *Motion to open public hearing at 7:02 p.m. made by Duane Hagle, seconded by Jerry Filion. All in favor, motion passed.*

Chairperson Doug Pratt presented on the purpose of this hearing and asked for comments from the public who are in attendance:

- Al Titus asked if the proposed tank is the same size tank that is currently on site and was confirmed it was.
- *Motion to close public hearing at 7:03 p.m. made by Dave Rushing, seconded by Michele Daly-Brown. All in favor, motion passed.*

New Business

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A. Review and Consideration for Proposed Commercial Site Plan Amendment ID # 2021-02 for Kohler Propane: Doug Pratt asked for questions and comments from the Planning Commission members. Dawn Behem asked if the site plan submitted was the original site plan used that had penciled in the additional storage tank that was confirmed by Kohler. Behem stated concerns the submitted site plan did not match areas indicated for the Employee parking and the current dumpster location. Kohler confirmed that these changes were made and was not previously brought to the planning commission for approval. Discussion held in reviewing the ordinance requirements. Behem asked about the roadside trees that were dying. Kohler stated the trees are a hazard obstruct the view of oncoming traffic and frequently hear fast-breaking and had a vehicle accident on the property. Discussion held and agreed the trees are not required by the ordinance as a residential screen and can be removed. Further discussion held on the requirements from the State and onsite inspections that include the local fire department. Recommended changes to the parking area description, current dumpster location, and removal of the trees located in front of the building area to be included into the Site Plan Amendment for approval and an updated commercial site plan be submitted to the Township.

- *Motion to approve the Proposed Commercial Site Plan Amendment ID 2021-02 for additional 30,000-gallon storage tank including changes to parking area description, indicate current location of dumpster, remove trees from front of building area for Clearview and submit an updated site plan to the Township made by Doug Pratt, seconded by Dave Rushing. All in favor, motion passed.*

B. Annual Training Requirements: Doug Pratt reminded Planning Commission members and the discussed webinars offered on the MTA website. Dawn Behem reminded members to complete the Training Reimbursement Form to be turned in when training is completed to be paid regular meeting rate for attending.

Old Business

A. Zoning Ordinance Text Amendment of Section 905: Reviewed and discussed Recommendation for Approval received from Metropolitan Planning Commission.

- *Motion to make Recommendation to the Riley Township Board to Approve the Proposed Text Amendment to Zoning Ordinance Section 905 – Accessory Buildings as presented made by Dave Rushing, seconded by Jerry Fillion. Further discussion: none. All in favor, motion passed.*

Committee Reports – None

Trustee Report

Duane Hagle reported Jeff White gave an update on 609 Burnell Road progress; Tabled Tibbets Road Cemetery; Received letter of resignation from Electrical Inspector, Paul DeWitte; Tabled Memphis Fire Contract; Approved Zoning Ordinance text amendments to Sections to 1119, 403

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& 503; Approved new member to Parks & Rec Committee; and the township's limestone and chloride applications are completed.

Parks & Recreation Report

Duane Hagle reported meeting was held May 24th; Discussed new playground equipment, possible fencing, and no festivals planned for this year.

Communications Received

- 04/23/2021 Memo Report to Riley Township Board re: Summary of Public Comments Report of Planning Commission Public Hearing on Zoning Ordinance Text Amendments (§308(1), M.C.L. 125.3305) & Recommendation to Amend Zoning Ordinance Sections 1119, 403 & 503
- 05/06/2021 Email from Charles Blankenship re: contact info request
- 05/21/2021 Email from Metropolitan Planning Commission with attachments Re: Section 905 Recommendation

Guest Speaker

County Commissioner Dave Rushing reported Park & Rec Director is retiring this month and a retirement party is planned on June 9th at Goodells Park; New Director hired is Nancy Windsor and will be working 20 hours for the City of Port Huron and 20 hours for the County at an annual salary of \$176,000; Looking into hiring a Grant Writer; City of Marine City purchased property on Belle River to develop a boat marina; and work on the Art Van building is progressing into a 3 story high-rise development containing condos and community services.

Comments from Planning Commission (Not Addressed)

None

Next Regular Meeting

Date: June 21st, 2021

Time: 7:00 p.m.

Location: Riley Township Hall, 13016 Belle River Road, Riley, MI 48041

Adjournment

- *Motion to adjourn made by Duane Hagle, seconded by Michele Daly-Brown at 7:59 p.m. All in favor, motion approved.*

Respectfully submitted by,

Dawn Behem, Recording Secretary

Doug Pratt, Chairperson