

Riley Township Planning Commission

Regular Meeting Minutes

Meeting Details

Date: October 17th, 2022

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, Duane Hagle, Brad Schuster, Jerry Fillion, David Bergen, Michele Daly-Brown, Dave Rushing

Agenda: Changes: Correct date to approve minutes from July 18, 2022 to September 19, 2022

- *Motion to accept agenda with correction as presented made by Fillion, seconded by Bergen. All in favor, motion approved.*

Regular Meeting Minutes – September 19th, 2022: Corrections: none

- *Motion to accept minutes as presented made by Hagle, seconded by Fillion. All in favor, motion approved.*

Public Comments on Agenda Items: Supervisor asked if a camper/trailer can be stored on vacant property. Chairman Pratt will review the zoning ordinances. Supervisor asked if all fences, even a dog fence, would require a permit. Zoning Ordinance Section 924 requires a permit for any fence, except for agricultural use.

Public Hearing: To accept public comments on proposed amendment to Zoning Ordinance 33, Section 924: Fences, Sub Section C: Height

- *Motion to open public hearing made by Rushing, seconded by Hagle at 7:13 p.m. All in favor, motion approved.*

Request for public comments was made by the Chairperson. None presented nor received.

- *Motion to close public hearing made by Rushing, seconded by Bergen at 7:14 p.m. All in favor, motion approved.*

- *Motion to approve ordinance amendment and send to County for review made by Rushing, seconded by Fillion. All in favor, motion approved.*

Public Hearing: To accept public comments on proposed amendment to Zoning Ordinance 33, Section 1127 – Nursey Schools, Day-Care Centers, Child Caring Institution, and Group Day Care Homes (7-12 Children)

Riley Township Planning Commission

Regular Meeting Minutes

- *Motion to open public hearing made by Fillion, seconded by Daly-Brown at 7:16 p.m. All in favor, motion approved*

Request for public comments was made by the Chairperson. None presented nor received.

- *Motion to close public hearing made by Daly-Brown, seconded by Bergen at 7:16 p.m. All in favor, motion approved.*
- *Motion to approve ordinance amendment and send to County for review made by Daly-Brown, seconded by Bergen. Discussion: Does the law include your own children in the count? All in favor, motion approved.*

Guest Speaker: None

Trustee Report: Hagle reported the office now has Point & Pay for payments and fees range from \$2 to 3%. A public hearing will be held for trash services. A barndominium is being built. Eagling and Braidwood roads are now open.

Parks & Recreation Report: Hagle reported the new playground equipment has been installed. Fall Festival and Classic Car Show received \$703 in donations. A new Park & Rec member, Bard Hallback, has been appointed. Cameras have been installed at Lowne Cemetery. Park & Recreation does not need to spend all available funds each year and can accumulate for a larger project if they want.

Zoning Board of Appeals Report: No meeting held.

New Business:

- A. Application #2022-02 Harmon Oil Company, Propane Storage & Transfer Station:** Submitted special use application and site plan to the township office for propane tank and transfer station at Burnell and Gilbert Roads.
 - *Motion to accept Special Use application #2022-02 from Harmon Oil Company for made by Rushing, seconded by Hagle. All in favor, motion passed.*
 - *Motion to schedule public hearing held at the next regular meeting to accept public comments on Special Use for Harmon Oil made by Rushing, seconded by Hagle. Discussion: Do notices for public hearing need to be published in paper or can it be on website only. State mandates it must be published in local newspaper. All in favor, motion passed.*
- B. Solar Farms:** Wales Township is considering a large solar farm. Discussion held that Riley Township has no ordinance for large solar arrays and that other area townships have ordinances in place relating to this. Further discussion if a moratorium on solar farms could be put into place and was advised by the township attorney against doing so.

Riley Township Planning Commission

Regular Meeting Minutes

- C. **Riley Township Website Presentation:** Secretary presented the township website on the new monitor display that is available for use at the Township Hall during meetings and training sessions using the Township's website.

Old Business:

- A. None

Committee Reports: None

Communications Received: Received solar report from MSU.

Comments from the Public: None

Comments from Planning Commission Members Not Addressed: The Township Master Plan needs to be worked on and suggested solar needs to be reviewed. Members would like to see a large zoning map on display in the township hall. Comments made that if a member is on multiple committees, the member needs to be careful on how they may vote due to a conflict of interest. Members cannot vote on the same subject matter in different committees and must abstain from voting.

Next Regular Meeting: November 21st, 2022 at 7pm at Riley Township Hall, 13016 Belle River Road, Riley, MI 48041

Adjournment

- *Motion to adjourn made by Hagle, seconded by Fillion at 7:49 p.m. All in favor, motion approved.*

Respectfully submitted by,

Patricia Gondert, Recording Clerk

Doug Pratt, Chairperson