

# Riley Township Planning Commission

## Regular Meeting Minutes

### Meeting Details

Date: November 21<sup>st</sup>, 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

**Staff Present:** Supervisor, Al Titus; Zoning Administrator, Jim Golembiewski

### Agenda: Changes: None

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

### Regular Meeting Minutes – September 19<sup>th</sup>, 2022: Corrections: none

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

### Comments from the Public on Agenda Items: None

**Public Hearing:** Special Approval Use #2022-02 for a Propane Storage and Transfer Station located at parcel I.D. # 74-29-026-3007-100, aka 740 Burnell Rd. (M-19)

- *Motion to open public hearing made by Hagel, seconded by Fillion at 7:02 p.m. All in favor, motion approved.*

Request for public comments was made by the Chairperson. Resident of Gilbert Road asked for clarification of the location in regards to Gilbert Road frontage and M-19. Resident expressed concern over driveway being on Gilbert Road and the damage the road would sustain with the increased traffic and weight of trucks coming to the proposed location. Another Gilbert Road Resident stated concerns semi-trucks would cause serious damage to roads as well a safety issue when turning onto M-19 due to configuration of corner. Resident expressed concern over lighting in the area.

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

# Riley Township Planning Commission

## Regular Meeting Minutes

**Guest Speaker:** County Commissioner Rushing stated the County Budget has been approved. ARPA funds in excess of 2.1 million are still available. Consideration of using funds for new Water & Sewer Systems in Ira Township are being looked at.

**Trustee Report:** Hagle reported there was a special assessment public hearing held for trash removal. Farmland lease was approved, and recommended the Planning Commission move forward on developing a Solar Ordinance.

**Parks & Recreation Report:** Hagle reported the committee is applying for a SPARKS Grant. New equipment for the park was approved at approximately \$19,000. Next Meeting will be held in April 2023.

**Zoning Board of Appeals Report:** No meeting held.

Chairman Pratt requested Old Business items to be discussed before the New Business items, consensus agreed.

### Old Business:

- A. **Zoning Ordinance 33, Article IX General Provisions, Section 924: Fences, sub section C: Height:** Amended ordinance sent to Metro Planning on November 16, 2022. No response received yet from the county; item tabled.
- B. **Zoning Ordinance 33, Article XI Planning Commission – Special Approval Uses, Section 1127: Nursery Schools, Day-Care Centers, Child Caring Institutions and Group Day Care Homes (7-12 Children):** The County recommended adjustments in the ordinance to address the full scope of the state law that has been change; item tabled.
- C. **Special Approval Use #2022-02 Harmon Oil Company, Propane Storage and Transfer Station:** Discussed the driveway location and reviewed if the driveway met setbacks and requirements. The address would be confusing for emergency vehicles to locate the property if the driveway is not at the same location as the address. Gilbert Road is maintained by the township and stipulations would be needed to have the business incur costs if the driveway is left on Gilbert. Discussed additional concerns about vehicles parking on the property and outside lighting affecting nearby homeowners.

*Motion to table item to January meeting to adjust driveway to M-19 and include parking plan for vehicles made by Hagle, seconded by Rushing. All in favor, motion approved.*

### New Business:

- A. **Solar:** Discussed working with other communities to develop a solar ordinance. Recommended Sarah Mills, Senior Project Manager of CLOSUP to be invited as guest speaker at the next Township Board meeting on December 13, 2022. Sarah's research considers how energy development impacts rural communities, and in turn how state and local policies facilitate or hinder renewable energy development.

# Riley Township Planning Commission

## Regular Meeting Minutes

**Committee Reports:** None

**Communications Received:** None

**Comments from the Public:** None presented


**Comments from Planning Commission Members Not Addressed:** Would like to have large plot maps of Riley Township available at the Township Hall. Fillion will be out of state till the Spring but available on Zoom for meetings. Wishing all a Happy Thanksgiving.

**Next Regular Meeting:** January 16<sup>th</sup>, 2023 at 7pm at Riley Township Hall, 13016 Belle River Road, Riley, MI 48041

### Adjournment

- *Motion to adjourn made by Rushing, seconded by Schuster at 8:19 p.m. All in favor, motion approved.*

**Respectfully submitted by,**

  
Patricia Gondert, Recording Clerk

  
Doug Pratt, Chairperson