

Riley Township Planning Commission

Regular Meeting Minutes

Meeting Details

Date: August 21st, 2023

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, Brad Schuster, Jerry Fillion, Kimberly Budnick

Absent: Dave Rushing, Duane Hagle, David Bergen

Staff Present: Zoning Administrator Jim Golembiewski; Building Inspector Doug Wendland

Agenda: Changes: None presented

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

Regular Meeting Minutes for July 17th, 2023: Corrections: None

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

Comments from the Public: Citizen received a letter stating their roadside sharing center was in violation and needed a special use to continue as a business. Consensus among the board that no money changed hands therefore was not a business.

Public Hearing: None scheduled

Guest Speaker: None

Trustee Report: None

Parks & Recreation Report: Fillion reported borders around the play areas, starting work on the walking path August 24th and a reminder for the Fall Festival and Car Show on September 23rd.

Zoning Board of Appeals Report: None

New Business: None

Old Business:

- A. **Master Plan Update:** Need to gather information on which charts to update for Metro Planning, and highlight solar overlay. Metro Planning reported backlog until September/October.
- B. **Solar Ordinance Review:** Presented draft ordinance with recommended changes from the Township board. Solar and Wind ordinance separated into two ordinances. Removed solar text language from Article IX, Section 923 and created Solar ordinance Article IX, Section 925.

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- *Motion to schedule a public hearing on Zoning Ordinance 33, Article IX, Section 923 Wind Energy Conversion Systems (WECS) to be held on September 21, 2023 at the Planning Commission meeting made by Fillion, seconded by Schuster. All in favor, motion carried.*
- *Motion to schedule a public hearing on Zoning Ordinance 33, Article IX, Section 925 Small Personal Scale Solar and Utility Scale Solar Energy Facilities to be held on September 21, 2023 at the Planning Commission meeting made by Fillion, seconded by Schuster. All in favor, motion carried.*

C. Pond Ordinance Review: Discussed updating the current pond ordinance. A draft submitted by Planning Commission member with recommendations and changes to be made. An updated draft will be submitted at the next meeting. Budnick spoke with Attorney regarding language of revised pond ordinance to be reviewed at next meeting.

Communications Received: MTA Township Planning & Zoning Team Retreat flyer. Email received from Metro Planning regarding no records of split zoning on M-19 properties.

Comments from the Public: None presented


Comments from Planning Commission Members Not Addressed: Budnick commented that Planning Commission should review ordinances to see how they can be enforced in a timely manner, and recommended the zoning administrator along with the building inspector and OEO should work together on enforcement.

Next Regular Meeting: September 18th, 2023 at 7pm at Riley Township Hall, 13016 Belle River Road, Riley, MI 48041

Adjournment

- *Motion to adjourn made by Schuster, seconded by Fillion at 8:08 p.m. All in favor, motion approved.*

Respectfully submitted by,


Patricia Gondert, Recording Clerk


Doug Pfatt, Chairperson