

Riley Township Planning Commission

Regular Meeting Minutes

Meeting Details

Date: November 20th, 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, Duane Hagle, Dave Rushing, Jerry Fillion, Kimberly Budnick, David Bergen

Staff Present: ~~Superintendent~~ Supervisor Al Titus, Zoning Administer Jim Golembiewski, Treasurer Mike Rushing

Agenda: Changes: Next meeting date is January 15, 2024

- *Motion to accept agenda with changes made by Hagle, seconded by Fillion. All in favor, motion approved.*

Regular Meeting Minutes for October 16st, 2023: Corrections: none presented

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

Comments from the Public on Agenda Items: ~~Superintendent~~ Supervisor Titus thanked the Planning Commission members for another year of service to Riley Township. Another citizen thanked the commission for all the work they did on the solar ordinance.

Public Hearing: To accept comments from the public on Zoning Ordinance 33, Article IX, Section 919 Pond Amendment

- *Motion to open public hearing made by Rushing, seconded by Hdgle at 7:04 p.m. All in favor, motion approved.*

Chairman reported on the amendment changes to the Pond Ordinance. Chairperson requested comments from the public. None presented. Written comments received: none.

- *Motion to close public hearing made by Rushing, seconded by Fillion at 7:05 p.m. All in favor, motion approved.*

Guest Speaker: Commissioner Rushing commented on Fort Gratiot's public hearing for a solar installation application that had approximately 700 people attended. The decision on their special use application was unanimously turned down. Commissioner Rushing stated he is working on getting the county to support townships with funds to fight against solar applications that could be detrimental to the area.

Trustee Report: Board held annual public hearing for Trash Collection; Accepted the snow removal bid from Cottington's Lawn Service; held three hearings on dangerous buildings; and discussed 2024 road assistance agreement.

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Parks & Recreation Report: Emmett Township has shown interest in our park and recreation programs to develop their own; a Memorial Bench program is being developed; rubber mulch for the park was discussed and tabled due to cost; sledding hill was discussed; and Deputy Treasurer Sawicki-Franz secured an anonymous gift of \$10,000 for the walking path project.

Zoning Board of Appeals Report: No meeting held.

New Business:

- A. **874 Kinney Road (tree service):** Mike Szyska asked the Planning Commission if it would be feasible to get special use and/or rezoning to move tree service business located to this address. Would require another building that would not meet setbacks. Consensus agreed that the property not suitable for spot zoning.
- B. **555 Riley Center Road (guns & ammo sales):** Lucky Foate explained that an online business would be conducted from home with no inventory kept on the premise except for pick-ups by customer. Consensus recommended to have attorney look into whether any state or county laws would be violated. Superintendent Titus will consult with the township attorney.

Old Business:

- A. **Master Plan:** Metro Planning will review Riley's Master Plan after the first of the year.
- B. **Solar Ordinance:** Received report back from Metro Planning recommending bonds to not be burdensome to constitute an exclusionary zoning provision, and recommended putting all required surety bonds/escrow accounts into one section. The proposed overlay area for the solar installments needs to be incorporated into Master Plan prior to finalization or have a separate amendment. Consensus agreed to send to the township board as is with stipulation that overlay will be a part of updated Master Plan.
 - *Motion to send Zoning Ordinance 33, Article IX, Section 925 Small Personal Scale Solar and Utility Scale Solar Energy Facilities to Riley Township Board for Approval made by Rushing, seconded by Bergen. All in favor, motion carried.*
- C. **Wind Ordinance:** Received report back from Metro Planning recommending approval.
 - *Motion to send Zoning Ordinance 33, Article IX, Section 923 Wind Energy Conversion Systems Amendment to Riley Township Board for Approval made by Rushing, seconded by Filion. All in favor, motion carried:*
- D. **Pond Ordinance Amendment:** Changes were made to clarify a residence as occupied by the property owner, and to add inspections and setbacks.
 - *Motion to Recommend Approval for Adoption of Zoning Ordinance 33, Article IX, Section 919 Ponds Amendment to Township Board made by Budnick, seconded by Filion. All in favor, motion carried.*
 - *Motion to send Zoning Ordinance 33, Article IX, Section 919 Ponds Amendment to Metro Planning Commission for review and recommendation made by Budnick, seconded by Bergen. All in favor, motion carried.*

Communications Received: Recommendation reports from Metro Planning.

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Comments from the Public: Belle River Golf Course received a letter of non-compliance with sign ordinance Article IX, Section 909, D-1. Golf Course Manager asked what needed to be done and suggested updating the sign ordinance to better address digital signage since it's more prevalent now. Golf Manager stated he would pick up sign permit applications at the township office.


Comments from Planning Commission Members Not Addressed: Commission member Rushing has a new email address, old address no longer active and will send township members' new email.

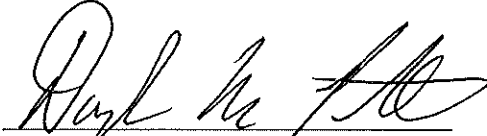
Next Regular Meeting: January 15th, 2024 at 7pm at Riley Township Hall, 13016 Belle River Road, Riley, MI 48041

Adjournment:

- *Motion to adjourn made by Hagle, seconded by Schuster at 8:32 p.m. All in favor, motion approved.*

Respectfully submitted by,


Patricia Gondert, Recording Clerk


Doug Pratt, Chairperson