

Riley Township Planning Commission

Regular Meeting Minutes

Meeting Details

Date: January 15th, 2024

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: Zoning Administer Jim Golembiewski

Agenda: Changes: Add New Business items: Election of Officers, Sign Ordinance Review, Annual Summary, and Lot Split on Belle River Road.

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

Regular Meeting Minutes for November 20st, 2023: Corrections: Change Superintendent to Supervisor before Al Titus' name in two places.

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

Comments from the Public on Agenda Items: None

Public Hearing: None scheduled

Guest Speaker: None

Trustee Report: A public hearing on the necessity for a special assessment for road maintenance was held, 62 citizens in attendance all opposed; Repealed Ordinance # 59-2023 Wind and Solar Moratorium; Approved 18-month moratorium on battery storage facilities; Tabled electrical code ordinance amendment; Budget meeting to be held on March 26, 2024; and received resignation letter from Township Clerk.

Parks & Recreation Report: No meeting held.

Zoning Board of Appeals Report: No meeting held.

New Business:

- A. **Election of Officers:** Recommendation for Kim Budnick to be secretary.

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- *Motion to retain Doug Pratt as chairperson, Dave Rushing as Vice Chairperson, and appoint Kim Budnick as secretary made by Fillion, seconded by Rushing. All in favor, motion carried*

- B. Belle River Golf Course Sign Permit:** Need additional information, signage dimensions and a detailed site plan. Three advertising signs are temporary signs powered by extension cords that could be a safety issue. These signs are not in compliance and need both an electrical permit and sign permit.
 - *Motion to table until additional information is received made by Pratt, seconded by Budnick. All in favor, motion carried.*

 - *Motion to allow the golf course to continue temporary signage until the planning commission has time to review Article IX, section 909 Signs and determine changes made by Budnick, seconded by Hagle. All in favor, motion carried.*

- C. Special Use Application #2024-01 located at 555 Riley Center Road (guns & ammo sales):** The applicant reported the online business will be conducted from home with no inventory kept on premises except for pick-ups from customer. Supervisor Titus consulted with the township attorney and reported this would not violate any county and state ordinances.
 - *Motion to accept the application #2024-01 with attached legal description and home occupation noted made by Hagle, seconded by Budnick. All in favor, motion carried*

 - *Motion to set a public Hearing for February 19, 2024 to be held at 7:00 pm at the Township Hall made by Rushing, seconded by Schuster. All in favor, motion carried.*

- D. Review of Sign Ordinance:** Need to update ordinance to address LED, digital and other forms of signage. Township attorney suggests Section 909, D-1 be reviewed.

- E. Annual Summary:** To be presented by secretary at next meeting.

- F. Land-locked split on Belle River:** This is a decision for the assessor and county.

Old Business:

- A. Master Plan:** Metro Planning will review Riley's Master Plan after the first of the year. Need to include the overlay district in the Master Plan being revised as a future use.

- B. Solar Ordinance:** Township board approved the new ordinance.

- C. Wind Ordinance:** Township board approved amended ordinance. Will consider future amendments to handle large scale wind facility.

- D. Pond Ordinance Amendment:** Waiting on changes and recommendations from Metro Planning.

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Communications Received: None.

Comments from the Public: Township Board handles policy, and Planning Commission handles zoning ordinances which are available on the township website. Verified March 26, 2024 as the date for electors meeting and explained purpose.

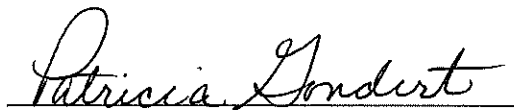
Comments from Planning Commission Members Not Addressed: Need to add the commercial fees for solar applications to the fee schedule.

Next Regular Meeting: February 19th, 2024 at 7pm at Riley Township Hall, 13016 Belle River Road, Riley, MI 48041

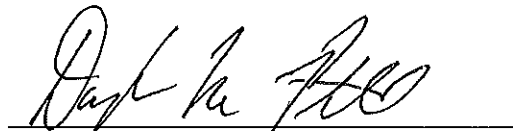
Adjournment:

- *Motion to adjourn made by Rushing, seconded by Hagle at 8:14 p.m. All in favor, motion approved.*

Respectfully submitted by,



Patricia Gondert, Recording Clerk



Doug Pratt, Chairperson