

# Riley Township Planning Commission

## Regular Meeting Minutes

### Meeting Details

Date: February 19<sup>th</sup>, 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 Filion, David Bergen, Kimberly Budnick,

**Staff Present:** Building Inspector Doug Wendland

### Agenda: No Changes.

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

### Regular Meeting Minutes from January 15<sup>th</sup>, 2024: No Corrections.

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

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

**Public Hearing:** To accept comments from the public on Special Use Application #2024-01 Home Internet Business, Transferring and Selling Guns at 555 Riley Center Rd.

- *Motion to open public hearing made by Filion, seconded by Hagle at 7:01 p.m. All in favor, motion approved.*

Applicant reported on the business concept, internet sales and gun transfer process. No signage on property. Written comments received: None.

Comments from the public in attendance: None presented.

- *Motion to close public hearing made by Hagle, seconded by Schuster at 7:03 p.m. All in favor, motion approved.*

**Guest Speaker:** Commissioner Rushing discussed the allocations for ARPA money. Tentative work start date for Belle River Rd to Bordman Rd is 2<sup>nd</sup> week of June.

**Trustee Report:** Renewed Insurance Policy for Township, up 12.95%. Tabled road commission work order for Hill Road culvert replacement. Passed salary resolutions, no increase for elected officials. Appointed Carol Miller as Interim Clerk. Budget Hearing is scheduled for March 26<sup>th</sup>.

**Parks & Recreation Report:** No meeting held.

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Zoning Board of Appeals Report: No meeting held.

### New Business:

- A. **Special Approval Use #2024-01:** Discussed the possibility of increased traffic, anticipated inventory on the property, and safety features to be in place.
- Motion to approve Special Use #2024-01 With the following four stipulations: 1) A maximum of 25 guns in inventory, 2) There will be no signage promoting the business, 3) Special Use ends when the resident moves, 4) A copy of current FFL license will be kept at Township office made by Budnick, seconded by Rushing. All in favor, motion carried.
- B. **Annual Report:** Secretary presented on the Annual Report: eleven meetings held; Five new/amended ordinances presented, four approved and one pending.; Five applications received; And four public hearings held.
- C. **Master Plan:** Metro Planning to start the Master Plan Review in April. US Census and SEMCOG has the maps and figures needed for the update. There will be an anticipated cost for the review.
- Motion to request approval for funding of Master Plan Review up to \$15,000 made by Rushing, seconded by Filion. All in favor, motion carried
  - Motion to officially begin the process of revising Master Plan and send Notice of Intent to adjacent municipalities and utilities made by Rushing, seconded by Pratt. Discussion: Send Electronically when allowed. All in favor, motion carried.
- D. **Solar Overlay District:** Link overlay to Master Plan as a future use in low density area.
- Motion to pursue establishing a Solar Overlay to map for future use made by Pratt, seconded by Bergen. Discussion: Board recently approved annual payment for County Services & Resources that includes map updates. All in favor, motion carried.
- Discussed DTE letter, it involves financial benefits to communities that participate with CREO (Compatible Renewable Energy Ordinance). MTA is against participation since it is skewed toward Energy companies.
- E. **BESS Ordinance:** Moratorium on Battery Energy Storage Systems (BESS) was Adopted. Work to begin on ordinance development.

### Old Business:

- A. **Pond Ordinance:** Metro Planning will review on February 21<sup>st</sup>, 2024.

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- B. **Sign Ordinance:** Several changes were addressed that would update the ordinance to be in line with current signage available and in use today. Budnick will draft ordinance for review at next meeting.

**Communications Received:** DTE letter, Mussey Township Planning Commission email.

**Comments from the Public:** Citizen in attendance commented that bright signs with moving letters and can be distracting.

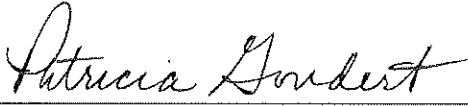
**Comments from Planning Commission Members Not Addressed:** Brightness at some commercial locations are for safety purposes. Rushing commented he will not be at the next meeting.

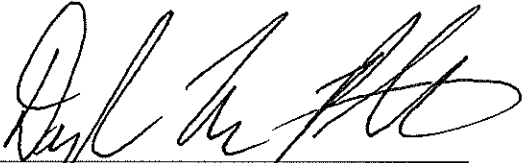
**Next Regular Meeting:** March 18<sup>th</sup>, 2024 at 7pm at Riley Township Hall, 13016 Belle River Road, Riley, MI 48041

**Adjournment:**

- *Motion to adjourn made by Hagle, seconded by Schuster at 8:48 p.m. All in favor, motion approved.*

**Respectfully submitted by,**

  
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Patricia Gondert, Recording Clerk

  
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Doug Pratt, Chairperson