

Section **8.0**

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# CONCLUSION

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## FUTURE LAND USE PLAN ILLUSTRATION

The Future Land Use Plan Illustration seeks to synthesize many of the previously discussed planning proposals into a graphic composite. With the implementation of the policies identified earlier shaping the continued demands created by growth, the land use arrangement shown on the Future Land Use Plan Illustration should be pursued to provide an efficient, orderly and visually pleasing development pattern.

The Future Land Use Plan encourages the preservation of the Township's existing rural character. It does this by allocating extensive areas of the community for agricultural or low density, rural residential purposes. More intensive suburban development is encouraged only in those areas where access or municipal utilities are available or planned to coincide with demand. Such efficiency benefits the maximum number of people through timing and minimizes the amount of capital investment by servicing a pattern of concentration, as opposed to a mixed general sprawl.

Recently, Michigan has seen an increase in number of Utility Solar Energy Installations. After significant research and discussion, the Township Board agrees with the University of Michigan Graham Sustainability Institute & Michigan State University Extension, "Planning & Zoning for Solar Energy Systems" in regard to the fact that said Installations must be managed carefully to reduce the adverse long-term effects such land use can have on the productivity of farmland. In response to the possibility of the future bringing a demonstrated need for such an installation the Township Board adopted Zoning Ordinance Section 925, which states in Section 925(C) "utility scale SEF(S) shall be permitted by a special land use in the agricultural/solar overlay district only", which is reflected in the Riley Township Future Land Use Map shown on the following page.

The Future Land Use Plan Illustration shows a physical arrangement of land use that meets the first capacity development requirements of the Township. Generally, the Plan presents the proposed quantity, distribution and location of agricultural, residential, commercial and industrial use areas. The Future Land Use Plan Illustration anticipates urban demands to the year 2030 and beyond and is portrayed graphically in Map 15.

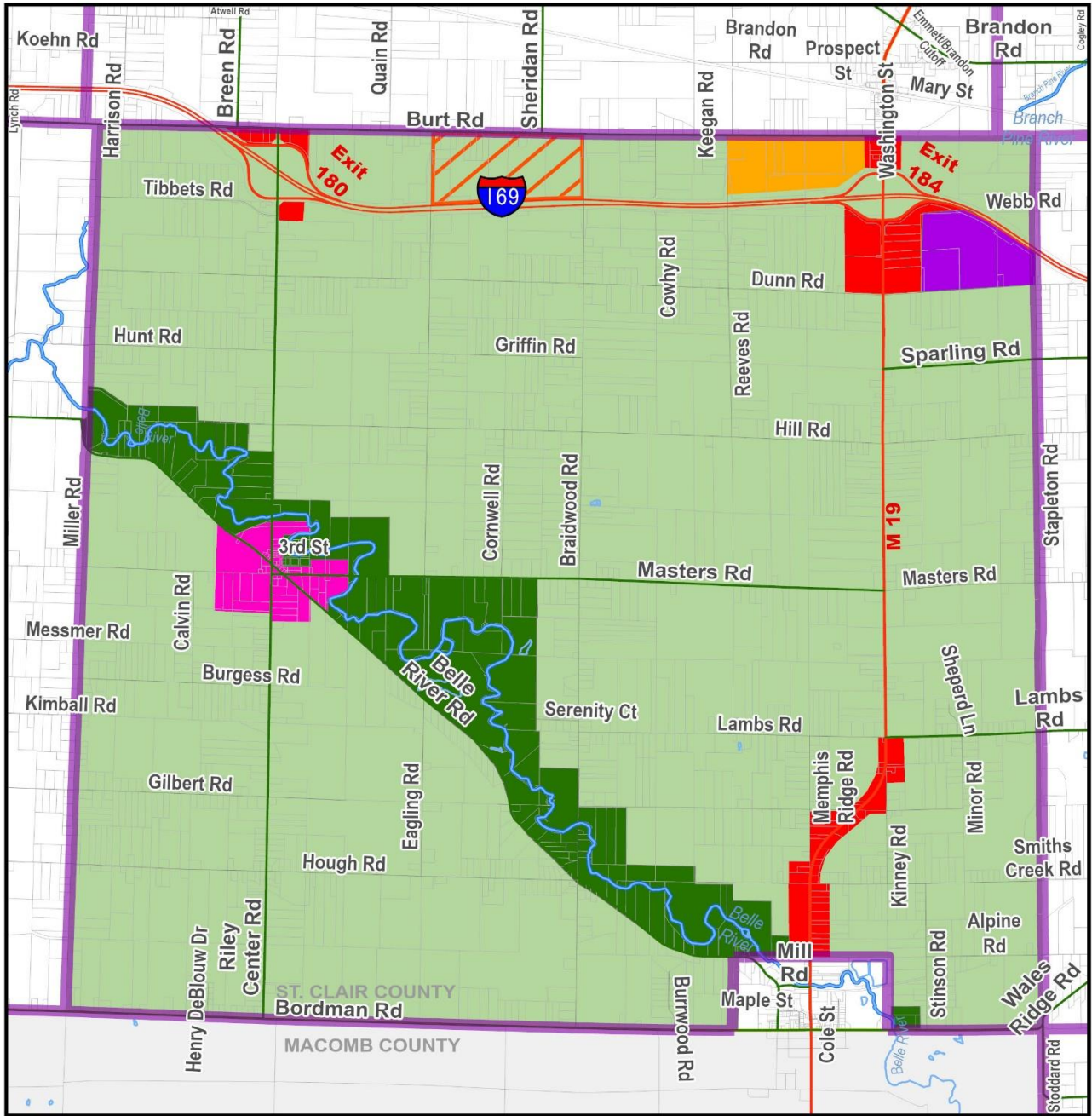
## IMPLEMENTATION

The objective of the Master Plan is to provide the guidelines through which the Township can develop and operate. The Plan is of little value to the community unless it is used and guides the development and operations of the Township. The implementation of the various planning elements requires the development and effectuation of ordinances and techniques and a public information program to inform and solicit support of the citizenry of the objectives of the Master Plan.

Likewise, in order to achieve maximum benefits, the planning process must be designed to permit periodic assessment of data and the continued review of Plan elements. The Township should continue to promote new and updated zoning provisions, subdivision regulations, and create a capital improvement program in accordance with the goals and objectives and plans developed as part of the Master Plan.

# MAP 16

## Riley Township Master Plan



- Community Boundary
- Parcels
- Land Use**
- Agriculture / Low Density Residential
- Medium Density Residential
- Commercial / Office
- Village Core
- Low Intensity Industrial
- River Conservation
- Solar Overlay District

## Future Land Use Plan



Township of Riley  
COUNTY OF ST. CLAIR, MICHIGAN  
RESOLUTION #2025-03

**PLANNING COMMISSION RESOLUTION TO ADOPT MASTER PLAN**

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed updated Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on OCTOBER 8, 2024 the Riley Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice as provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission held a public hearing on JANUARY 20, 2025 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the Planning Commission finds that the proposed updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

**1. Adoption of 2025 Master Plan.** The Planning Commission hereby approves and adopts the proposed 2025 Master Plan, including all of the chapters, figures, maps and tables contained therein.

**2. Distribution to the Riley Township Board and Notice Group.** Pursuant to MCL 125.3843 the Riley Township Board has not asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of JANUARY 20, 2025. In addition, the Planning Commission approves distribution of the adopted amendments to the Riley Township Board and Notice Group.

**3. Findings of Fact.** The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Township Board and public hearing, and with the assistance of a professional planning group, and finds that the updated Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in the Township of Riley.

**4. Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

The foregoing resolution offered by Planning Commissioner David Bergen, second offered by Planning Commissioner David Rushing.

Roll call vote:	Chairman Doug Pratt:	Aye	Vice Chairman David Rushing:	Aye
	Board Rep Duane Hagle:	Aye	Secretary Kim Budnick:	Aye
	David Bergen:	Aye	Jerry Filion:	Absent
	Brad Schuster:	Aye		

Upon Roll Call Vote, the following Voted: "Ayes" 6 "Nay" 0 "Absent" 1

The Chairman declared the resolution adopted.

Douglas M Pratt  
Doug Pratt, Planning Commission Chairman

Kimberly Budnick  
Kimberly Budnick, Planning Commission Secretary

