

WALES TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OCTOBER 18, 2021

Opening

- a. Call to Order. Meeting was Called to Order at 7:01 p.m.
- b. Pledge of Allegiance
- c. Roll Call: Present: Basnaw; Jewell; Perry; Minor; Kimmen; Downey.
Absent, Watkins. Watkins arrived at 7:08.

Approval of agenda. **Motion** by Perry, second by Jewell, to approve the agenda as presented. Roll call vote taken: Perry, aye; Jewell, aye; Basnaw, aye; Minor, aye; Kimmen, aye; Downey, aye; Watkins, absent. Six ayes; one absent; motion carried.

Approval of Minutes of the July 19, 2021 Meeting. **Motion** by Perry, second by Kimmen, to approve the Minutes of the July 19, 2021 Planning Commission Regular Meeting as presented. Roll call vote taken: Perry, aye; Kimmen, aye; Basnaw, aye; Jewell, aye; Minor, aye; Downey, aye; Watkins, absent. Six ayes, one absent; motion carried. Watkins arrived at 7:08 p.m.

Questions from the public on agenda items: none.

Correspondence

Pipeline Safety & Emergency Information; from Enbridge Energy.
Update on Medical Marijuana Caregivers from Foster Swift.

Guest Presentation: None.

Reports

- a. Zoning Administrator, Jim Waddy. He presented the Foster Swift Report.
- b. Planning Consultant. Not requested to attend.
- c. Township Board Representative. Kimmen feels this Board should be making regular reports on our comments and concerns to the Board of Trustees. They should know how we stand concerning the Byron Township Ordinance. Supervisor Masters brought up the Lexicology presented to them at the last meeting. Is there feedback?
- d. Zoning Board of Appeals Representative. Minor said there has not been a recent meeting.
- e. Committees. Downey said that the Parks Committee will be holding a "Plant Swap Day" soon.
- f. Other Reports. Masters said that the Board is working on Regulatory Ordinance # 7, regulating burn permits. Memphis quit issuing burn permits about a year ago, so Wales now must change the Ordinance to reflect this. Also, the Board is requesting that the Planning Commission look at the Ordinance Section which allows for shared ponds.
Kimmen said that the website is being updated.

Old Business. Continue work on review of the Zoning Ordinance Book.

Minor said that at the last meeting we were reviewing questions on the Moratorium of Medical Marijuana Caregivers. We sent questions to the Board, but haven't received any answers. Kimmen said she presented the questions to the Board, and they approved sending them to the Planner for review and reply, but he has not yet replied. A facility can be in a home or in an accessory building. Right now The law allows one caregiver to have five patients. Basnaw questioned, if we have twenty houses in a mile each growing, could that happen? Yes. Waddy said you can restrict the districts in which it is grown.

Perry read the section on signs concerning marijuana. Minor said there is a difference between distributing and selling. Basnaw said there is a difference between the makeup of marijuana meant for clinical use and for social use. Residential wattage use requirements were just changed. Kimmen said that having an ordinance in place could ease up the restrictions on electrical use requirements. Downey is concerned about the restrictions on square footage requirements, but favors the Ordinance. Kimmen asked, do we agree on the Byron Ordinance? 3.5 under #2 says they can't have a sign. Number 8 is confusing; 3-4 may be able to be gone. Home Occupation-just add (g) rather than keeping them separate. Minor said it should be separate; a new Section 20.38. That won't hurt homeowners. Minor said we need to clarify districts – must be in a "residential dwelling". Perry asked if we have a motion? **Motion** by Kimmen, second by Perry, to approve sending Byron Township's Ordinance for Medical Marijuana Caregivers to the Board for approval; with changes of name change, adding definition #113, adding to category Home Occupation the category G, for medical marijuana caregivers, and following Byron's Home Occupation description, scratching letter H#8 for signage. Roll call vote taken: Kimmen, aye; Perry, aye; Basnaw, aye; Jewell, aye; Minor, aye; Watkins, aye; Downey, aye. All ayes, motion carried. **Motion** by Kimmen, second by Perry, to note in the Sign Ordinance, Section 20.27; Signs #4, prohibited signs: letter Q will be Medical Marijuana Caregivers. Roll call vote taken: Kimmen, aye; Perry, aye; Downey, aye; Watkins, aye; Minor, aye; Jewell, aye; Basnaw, aye. All ayes; motion carried. Watkins is concerned that every home in Wales could be a marijuana caregivers' residence. Masters said that there has been a law since 2008 allowing caregivers. She said this is to give honesty to the legitimate caregivers, and to restrict the illegal.

Perry asked where we left off with the review of the Zoning Ordinance Book? Basnaw said he believes we were on page 162, Article XXII. Perry started there, naming each Section and asking if there were any questions on that. With no questions, she declared the review complete. Now on to the report. Minor asked the Recording Secretary to bring the list already drawn up with them, plus any other notes they may have, on their areas of concern.

New Business. None covered.

Set Public Hearing dates / Special Meeting dates. Special Meeting dates of November 15 and December 13 were set at the September 27 Meeting.

Public Participation. Minor is concerned about the drainage situation on Cove Road. He hopes that the Township wouldn't ignore them. Kimmen asked what the Planning Commission can do about it. Minor said to direct the Board of Trustees. Mr. Kettlewell spoke, pertaining to his statements at the Board of Trustees meeting. Supervisor Masters pointed out that the Township cannot override State Law. Kettlewell presented some information, which the recording secretary read aloud. Basnaw suggested to Mr. Kettlewell that he go to his neighbors and initiate a petition for a drainage hearing.

Adjournment. **Motion** by Basnaw, second by Kimmen, to adjourn. By voice vote, all ayes. Meeting adjourned at 9:37 p.m.

Next regularly scheduled Meeting Date: Tuesday, January 18, 2022.

Respectfully submitted,

Judy Duncan, Recording Secretary