

WALES TOWNSHIP
PLANNING COMMISSION WORKSHOP
NOVEMBER 15, 2021

Opening

- a. Call to Order. Meeting was Called to Order at 7:02 p.m.
- b. Pledge of Allegiance
- c. Roll Call: Present: Basnaw; Jewell; Perry; Kimmen-DeMil; Downey.
Absent: Minor, excused; Watkins, excused.

Approval of Agenda: **Motion** by Perry, second by Kimmen-DeMil, to approve the Agenda with the correction of New Business: hearing on Marijuana Ordinance, not Zoning Ordinance; and reversing order of Old Business and New Business. Roll call vote taken: all five ayes, motion carried.

Approval of Minutes of the October 18, 2021 Meeting. **Motion** by Jewell, second by Downey, to approve the Minutes of the October 18, 2021 meeting with the correction of Reports e; report given by Downey, not Messina. Roll call vote taken: all five ayes; motion carried.

Question from the public on agenda items: none.

Correspondence: none.

New Business: Set date for Public Hearing on Marijuana Caregivers Ordinance review. **Motion** by Perry, second by Downey, to set date of Monday, 12-13-21, at 7:00 p.m., at the Wales Township Hall, for a Public Hearing on the proposed Marijuana Caregivers Ordinance. Roll call vote taken: all five ayes, motion carried.

Old Business: Continue with review of Zoning Ordinance Book. Commission members began reviewing all of the notes that were taken on items of concern brought up from the beginning of the Zoning Ordinance book review, beginning in July, 2019. They agreed to review each change that was listed in past Minutes, and if agreed on by all present, keep reviewing until a disagreement appears. At that time a Motion could be made to accept everything agreed to up to that point.

The first item discussed was on page 7; Section 4:02, 3d; raising livestock on less than ten acres. All agreed to include "alpacas" to the list including ostrich, emu, llama; on the chart. Also add "llamas" to the chart on page 15, Section 6.02d.

Next: Page 9; Section 4:03, add #23 Narcotics Clinic; and page 12; Section 5:03, add #23 Narcotics Clinic. Also add "Narcotics Clinic" to Definitions.

Next: page 23; Section 12.02, Neighborhood Business Districts; add item #23; Membership Organizations. Zoning Administrator Waddy pointed out that you have to be very careful what is added to a District with lots so small. Noise, smoke, etc. can become a problem very quickly. He asked that the definition of "Statement of Purpose" be looked at carefully. Also, Section 13.02, #26, add "For Meeting and Assembly". (Already listed in Definitions, but as 115; Should be 117.)

Motion by Perry, second by Kimmen-De-Mil, to correct NAICS codes and definitions before reprinting.

All ayes by roll call vote. Waddy suggested leaving the codes out altogether, and relying on the Definitions.

Next: Page 34; Schedule of District Regulations; Section 16.01. Waddy is concerned that Business and Industrial Districts do not have minimum lot sizes, area, or width designations. It has been determined by what a person wants to build. Supervisor Masters brought up a letter from the Planner, suggesting we look at what other townships similar to ours are doing. After reviewing the Planner's suggestions, the Planning Commission members decided on a chart of Business-1, Business 2, and Light Industrial; each be set at 2.5 minimum acres and 165 minimum Lot Width in Feet. Heavy Industrial is to be set at 5 minimum acres; and 330 minimum Lot Width in Feet. Kimmen-DeMil brought up the fact that she is concerned about dual-zoned parcels, but not for consideration right now.

Basnaw began a discussion on considering changing road frontages in the Agricultural Districts to 200 ft. minimums where the land is sandy, thereby allowing farmers to split off land for relatives or others. After discussion, and concerns being brought by both the Township Supervisor and the Zoning Administrator, a **motion** was made by Basnaw, and seconded by Perry, to change the frontage on Agricultural zoned land from the current 330 feet, to 200 feet. Kimmen explained that it cannot be done because of State Regulations regarding lot length-width ratios. The Motion was called, and taken by roll call. Basnaw, aye; Perry, aye; Jewell, aye; Kimmen-DeMil, nay; Downey, aye. Motion carried. Kimmen said that "You have just created an impossible situation". Waddy said that the Thoroughfare Plan is not being followed.

Motion by Perry, second by Jewell, to approve the addition of "alpacas" to the charts on pages 7 and 15; add "Narcotics Clinic" to Definitions; add "Membership Organizations" to Neighborhood Business Districts (B-1), and General Business Districts, (B-2).

Correct "Membership Organizations" listing in Definitions. Should be #117, not 115.

Adopt the numbers decided on in discussion above on minimum lot sizes in Schedule of District Regulations chart XVI, Districts B-1, B-2, I-1, and I-2.

Roll call vote taken: all ayes.

Place: Resume work on page 35, on next agenda.

Motion to adjourn. **Motion** by Jewell, second by Kimmen_DeMil, to adjourn. All ayes; meeting adjourned at 9:08 p.m.

Next Meeting – Monday, December 13, 2021 Public Hearing.

Next Regularly Scheduled Meeting- Tuesday, January 18, 2022.

Respectfully submitted,

Judy Duncan, Recording Secretary