

WALES TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
JULY 19, 2021

Opening.

a. Meeting was Called to Order at 7:06 p.m.

b. Pledge of Allegiance

c. Roll Call: Basnaw, present; Jewell, present; Perry, present; Minor, present; Watkins, absent; Kimmen, present; Downey, present. Six members present.

Approval of Agenda. Memo from Supervisor on Michigan Medical Marijuana Caregivers was added to Correspondence. **Motion** by Jewell, second by Downey, to accept the agenda as amended. Roll call vote taken: Jewell, aye; Downey, aye; Basnaw, aye; Minor, aye; Perry, aye; Kimmen, aye. Six ayes, motion carried.

Approval of the Minutes of the June 28, 2021 Meeting. **Motion** by Perry, second by Downey, to approve the Minutes of the June 28, 2021 Meeting as amended. Roll call vote taken: Perry, aye; Downey, aye; Basnaw, aye; Jewell, aye; Minor, aye; Kimmen, abstain, she was not a member of the Commission, or present, at the June 28 Meeting. Five ayes; one abstention: motion carried.

Questions from the Public. No members of the public present.

Correspondence. Memo from Supervisor Masters regarding Byron Township's Resolution on Marijuana growers and the MMMA, which has stood up in the Michigan Supreme Court.

Guest Presentations: None.

Reports

a. Zoning Administrator. Not present.

b. Planning Consultant. Not requested to attend.

c. Township Board Representative. Newly appointed Board Representative Kimmen brought up several issues. She is concerned about how the Township handles lot split applications when a parcel is on dual zoning, such as frontage Residential, but back Agricultural. She was informed that frontage requirements are always determined by the frontal zoning. She said she needs to see that in writing, and can't find it. She also inquired about Industrial zoning, and was informed that Industrial zoning has no dimensional requirements. Basnaw asked if a person has dual zoning, why can't they build in the back? Minor answered that it would be considered a private road, which is not allowed in Wales. Minor suggested asking the Planner, which would incur costs, so he wishes to take the discussion to New Business. Kimmen also brought up the Correspondence from the Supervisor; that at the June Board meeting, the subject of using the text of Byron Township's Ordinance as ours, since it has been approved in Court, was discussed. At the July Board meeting, the Moratorium was again discussed. (Watkins arrived at 7:30.)

d. Zoning Board of Appeals Representative. Minor reported on the two Zoning Board of Appeals hearings held on June 28<sup>th</sup>. The first was a pond dug on less than allowable acreage. Minor said he never would have accepted the application if he had known that the pond was dug without a permit. Watkins asked Minor, if a man violates an Ordinance, does the ZBA have enforcement powers? Minor said that is not up to the ZBA. He would like to see the County Drain Commission involved in this case,

since the whole discussion was around flooding issues. The second request was a man wanting a storage building on vacant land, which was granted. Minor explained that hops only grows on certain rare soils, which made it unique. Perry asked just what the ZBA memo is requesting. Since no one there answered her, she closed discussion.

- e. Committees. Downey discussed some of the Park upcoming activities. There will be a late summer swap meet, and a fall plant exchange. They are purchasing cement corn hole games, and other plans.
- f. Other reports. Kimmen asked about a letter which was proposed at the May Board of Trustees meeting regarding sending Board plans to the Planning Commission. No reply.

Old Business. Watkins asked about Lixey actions. We have heard nothing back from the Board. There were also questions asked about the Dollar General store – is it being built? Not yet. Minor said that the Board of Trustees, by allowing that building, created a spot rezoning. Therefore he thinks the zoning might need to be reconsidered by enlarging the Commercial District. He said this Commission has the right to consider changing the zoning. We need to look at rezoning in the area of the recently rezoned parcel, also frontages.

New Business.

**Motion** by Kimmen, second by Watkins, to ask the Township Board to consult with the Planner to clarify verbiage for dual-zoned parcels. Watson asked if we are in discussion? Yes. Kimmen filled him in on what brought this subject up, since he was not present during the former discussion. Basnaw said it is the frontage that rules the action taken. Minor said that a Planner is expensive, but needed. Motion called: Roll call vote taken: Kimmen, aye; Watson, aye; Downey, aye; Jewell, aye; Basnaw, aye; Perry, aye; Minor, aye. All ayes; motion carried.

There was discussion on finishing the work on updating the Zoning Ordinance Book. It was close to complete when COVID stopped the work sessions. Kimmem said she would bring it up at the Board meeting to see if it can be resumed.

Set Public Hearing dates /Special Meeting dates. None.

Public participation. None.

Adjournment. **Motion** by Watson, second by Jewell, to adjourn. Roll call vote taken: Watson, aye; Jewell, aye; Perry, aye; Minor, aye; Basnaw, aye; Downey, aye; Kimmen, aye. All ayes.

Meeting closed at 8:50 p.m. Next regularly scheduled meeting date - October 18, 2021.

Respectfully submitted,

Judy Duncan, Recording Secretary