

WALES TOWNSHIP PLANNING COMMISSION  
WORKSHOP MEETING  
SEPTEMBER 27, 2021

Opening

- a. Call to Order. Meeting was called to Order at 7:01 p.m.
- b. Pledge of Allegiance.
- c. Roll call. Dave Basnaw, absent, excused; David Jewell, present; Gayle Perry, present; John Minor, present; Kevin Watkins, present; Carly Kimmen-DeMil, present; Nicole Downey, present. Six present; one excused absent; Quorum present.

Approval of Agenda: **Motion** by Minor, second by Watkins, to approve the Agenda as presented. Six ayes; motion carried.

Approval of Minutes of the April 19, 2021 Planning Commission Minutes. **Motion** by Minor, second by Jewell, to approve the Minutes of the April 19, 2021 Regular Planning Commission Minutes as presented. Roll call vote taken: Minor, aye; Jewell, aye; Perry, aye; Watkins, aye; Kimmen-DeMil, aye; Downey, aye. Six ayes; one absent; motion carried.

**Motion** to move Public Participation ahead, since there is only one member of the audience present, made by Watkins, seconded by Minor. All ayes; motion carried.

Public Participation: Pastor of Mt. Pleasant Bible Church Steven Anderson reminded the Commission members that he approached them several meetings ago, with a request that the township pass an Ordinance stopping, controlling, or whatever can be done to stop or slow the marijuana grow facilities. Zoning Administrator Waddy said that "we do not allow grow establishments in the Township." Kimmen-DeMil added that we have an ordinance from Byron Township covering that topic which we will be considering tonight. He was fine with just staying and listening.

Workshop: continue Zoning Ordinance Book review. Open Workshop at 7:17 p.m.

The discussion started with the marijuana subject, since it was already under discussion. Watkins started the discussion by saying that he is for progression, and feels that we should stop fighting marijuana grow facilities. He feels that the majority of our residents want to stay in the dark ages. That disturbs him. Minor said that we don't have any comments from either our Township Attorney or our Planner. He said that he feels Watkin's comments on prohibition is somewhat inaccurate, in that we have been trying to find a good way to control it, not blindly stopping everything. He then said we should go, through the whole thing, line by line, to find a way to manage it. Waddy said he hasn't seen the Byron Township Ordinance. Minor said we might also want to consider "hemp" in the discussion. Perry asked Minor if he would read the whole Ordinance aloud for the Commission members, which he did. He began to read the paragraph on "Medical Office: Medical Clinics" when others felt it wasn't needed. He suggested that we read the whole thing first, then discuss it. He continued reading. Waddy said that this whole ordinance deals with Medical Marijuana Caregivers, and we can regulate, but we can't stop them. **Motion** by Minor, second by Watkins, to accept Byron Township's Ordinance to integrate into our Ordinance, but have the Planner and Attorney's advice. Waddy said that this will change our home occupation Ordinance. Minor said that if we adopt this Ordinance, we will have to enforce this Ordinance. Kimmen-DeMil feels that there are too many unanswered questions. Waddy questions

Section 3.2 saying “not more than two regulated caregivers”. This might change our Home Occupation Ordinance. Downey would like to see suggestions made before calling the vote. Minor amended his **Motion** to include advice on number of caregivers, is it going to be home only, or accessory buildings, square footage, listed in Home Occupation, or another category. Watkins approved his second. The amendment to the original motion was called, by roll call vote. Minor, aye, Watkins, aye, Jewell, aye; Perry, aye; Kimmen-DeMil, nay; Downey, aye. Five ayes; one nay; motion carried. The original motion was then called: Minor, aye; Watkins, aye; Jewell, aye; Perry, aye; Kimmen-DeMil, nay; Downey, aye. Five ayes, one nay; motion carried. Kimmen-De-Mil’s “no” vote was rudely questioned. Watkins asked if the Planning Commission members were wasting their time if the Board of Trustees representative member was just going back to that Board speaking against this Board’s decisions. Minor calmed things down by asking what Kimmen-DeMil was displeased with? She explained that she feels we should not send this to the Planner or Attorney without stating what it is we would like to see on these questions. She says to give them our ideas for them to agree with, or contradict with reasons. She said otherwise we will be bouncing back and forth between the Planning Commission, Board of Trustees, and legal advisors for a long, expensive time. Minor asked exactly what she would like to have the advisors consider? She answered, minimum amount of square footage, can it be limited to 300 square feet, even though it can’t be done in that small an area, the minimum amount of caregivers per parcel of land; dwelling or accessory building for medical marijuana; number of patients; minimum amount of caregivers a parcel can have. **Motion** by Kimmen-DeMil, second by Minor, to have these four questions taken to the Board to be sent to the Planner and Attorney. Roll call vote taken: Kimmen-DeMil, aye; Minor, aye; Jewell, aye; Perry, aye; Watkins, aye; Downey, aye. Six ayes, motion carried. **Motion** by Minor, second by Watkins, to set the next workshop session for November 15, 2021. Voice vote taken. All ayes; motion carried. **Motion** by Watkins, second by Perry, to have additional workshop set for December 13, 2021. Voice vote taken; all ayes, motion carried.

**Motion** by Minor, second by Watkins, to adjourn meeting. Voice vote taken; all ayes. Meeting adjourned at 9:10 p.m. Next regular meeting: Tuesday, January 18, 2022.

Respectfully submitted,

Judy Duncan, Recording Secretary