

Wales Township Planning Commission  
Site Plan Review Special Meeting  
February 05, 2018

Meeting opened at 7:00 p.m. with the Pledge of Allegiance.

Members present: Vice Chair Dave Basnaw; Secretary Gayle Perry,  
Board of Trustees representative Liz Masters; Zoning Board of  
Appeals representative John Minor, Kevin Watkins.

Members absent: None.

Also present: Judy Duncan, Recording Secretary and three members of the  
audience.

Approval of Agenda: **Motion** by Minor, second by Masters, to accept the Agenda as  
presented. Five ayes; motion carried.

New Business.

A. Site Plan Review for ITC applicant.

- a. Presentation by applicant. ITC Representative Mr. Neal Bishop explained the site plan presented to the Planning Commission members. It is for an ITC site in Wales Township on Cove Road, south of Marquette Road. The site currently has towers, lines, and generators capable of moving 345,000 volts of electricity. The request before the Commission is to expand the existing fencing to allow room for a second group of equipment, to carry a 120,000 volt line. They want to begin work in March, and expect it to take six months for completion. He understands that there is no existing site plan for everything already there, and hopes that this site plan may serve as one.
- b. Comments from Zoning Administrator. Wales Township Zoning Administrator Jim Waddy explained that he requested that the site plan submitted be developed for the entire site, even though only a portion of it is required for this project, because of a lack of anything on record. This will enable the Township to have a complete site plan for the property. Mr. Minor concurred with the thought process. Mr. Waddy said that Section 18.17 of the Wales Township Zoning Ordinance deals with set-backs, and this plan conforms with those requirements. Mr. Minor challenged his decision, saying that the township Thoroughfare Plan calls for 120 foot set-backs. Mr. Waddy pointed out that the gravel portion of Cove Road is listed as a secondary road, with set-backs of 66 feet. The plan submitted calls for 88 foot set-backs.
- c. Questions from Planning Commission members.  
Mr. Minor asked Mr. Bishop about safety measures. Mr. Bishop assured that safety measures are in place, and that the second line is a redundancy, so if one section were to fail, the second would

prevent black-outs. He said the 345K volt line is underused now, so there is no reason to expect more expansion in the future. Construction will be done during regular business hours.

d. Questions from the public..

Thomson asked why they want to put in a new line alongside an existing line. They are two separate supply lines. Thomson said he has discussed it thoroughly with the Building Inspector, and it seems worthwhile. Mr. Bishop explained the interconnection with wind farms or solar farms.

e. Planning Commission discussion and decision.

**Motion** by Minor, second by Watkins, that, because the proposal conforms, to approve the proposal, and to accept the plans presented here to be accepted as the Plan of Record, and if any further expansions be proposed, this will be the Plan to be used. Masters is concerned about the roads and ditches nearest the site. She mentioned that the two blacktop roads are scheduled for resurfacing this coming construction season, and cranes and other construction equipment could be very detrimental. She's also concerned about dust control on the gravel roads. Mr. Bishop assured her that they would take care not to damage the roads, and some dust control could be done if needed. Roll call vote taken: Minor, aye; Watkins, aye; Basnaw, aye; Masters, aye; Perry, aye. All ayes; motion carried.

#### Old Business

A. Set workshop dates.

The Annual St. Clair County Metropolitan Planning Commission workshop will take place on March 29, 2018, from 5:30 to 8:30 p.m. Concerning holding township Planning Commission workshops on the Master Plan review, Basnaw would like to have a whole Board when starting the review process. After discussion, the Acting Chair polled the members about setting a date, or waiting until a full Board is seated. All agreed to wait. **Motion** by Masters, second by Watkins, to not set workshop dates at this time. All ayes, motion carried.

Public Participation: None.

Adjournment: **Motion** by Minor, second by Masters, to adjourn. All ayes; motion carried. Meeting adjourned at 8:25 p.m. Next regular meeting April 16, 2018.

Respectfully submitted,

Judy Duncan, Recording Secretary