

Wales Township Planning Commission
Regular Meeting Minutes
May 21, 2019

Meeting opened at 7:04 p.m. with the Pledge of Allegiance.

Roll Call: Members present: Gayle Perry, Chair; David Basnaw, Vice-Chair; Kevin Watkins, Secretary; Larry Thomson, Board Representative; John Minor, ZBA Representative, arrived at 7:14; Nicole Downey, member; David Jewell, member.
Absent: None.
Also present: Recording Secretary J. Duncan and two members of the public.

Approval of Agenda: **Motion** by Thomson, second by Watkins, to approve the agenda as presented. All present in favor, motion carried.

Thomson made a brief announcement before proceeding. He presented some information gathered from the internet on treatment of industrial districts in other jurisdictions, and a Thoroughfare Plan map of the Township.

Approval of Minutes of the April 16, 2019 meeting. **Motion** by Jewell, second by Thomson, to approve the 4-16-19 Minutes, with the correction of changing the status of Downey's attendance from "present", to "absent, excused". All present in favor, motion carried.

Questions from the public: None.

Correspondence:

- a. Webcast information. Supervisor Masters again reminded the Commission members that webcast training sessions are available, and the importance of making use of them.
- b. Memo from Recording Secretary. Last month she was asked to contact the Planner. She does not have that authority, so she went to the Supervisor. The Supervisor explained to the members that she has spoken with the Planner. He said he would be getting back with her soon, but did not address the Zoning Administrator's question directly.
- c. Zoning Ordinance Book notes. Notes on areas possibly needing referral again later.

Old Business:

- a. Zoning Ordinance workshop. Resume at Section XVI.
Zoning Administrator Waddy explained his concerns over the lack of clarity in the Industrial and Business portions of the Chart of Regulations. What can be allowed if someone wants to split industrially zoned land? There are no guidelines. Thomson submitted a chart and map to show what has been done in some other localities. He also asked if residential building is allowed in industrial zones. No, they are not. Supervisor Masters said she believes that the Planner is not seeing the problem from Mr. Waddy's viewpoint. Basnaw asked about setting limits. There were no suggestions on how to go about it. Thomson suggested moving to wait until more information is gathered, but no interest was shown. Waddy said he just saw a potential problem, and brought it to the Planning Commission members for advice. **Motion** by Minor, second by Watkins, to make a minimum ten acre parcel requirement on all Industrial 1 and 2 parcels. Masters submitted information on all of those parcels' sizes at present. Downey asked what

happens to those parcels not in conformance? No answer given. Roll call vote taken: Minor, aye; Watkins, aye; Basnaw, no; Jewell, aye; Perry, aye; Thomson, aye; Downey, aye. Six ayes, one no; motion carried. **Motion** by Thomson, second by Jewell, to make minimum lot frontage in the Industrial 1 and 2 districts a 330 foot requirement. All ayes; motion carried.

Thomson asked the Chair to introduce his information on road set-backs. Wales presently uses the County Thorofare Plan. The easements are greater than the actual rights-of-way. Thomson wants it changed to prevent misunderstanding. He asked the Zoning Administrator to explain what is being enforced, which was done. Minor requested having the floor. He said that Court rulings have said that the Thorofare Plan does not constitute a "taking". Waddy explained the problem with trying to tell property owners that their set-backs are not the same as the listed Road Commission rights-of-way. Minor moved to modify the Zoning Ordinance to eliminate the mention of the Thorofare Plan, and have the Ordinance measure the set-backs from the center of the road, but there was no second.

Motion by Thomson, second by Basnaw, to eliminate the Thorofare Plan. Minor feels it's a step backward. Roll call vote taken. Thomson, aye; Basnaw, aye; Jewell, no; Perry, aye; Minor, no, believes it's a step backward; Watkins passed, but then voted to abstain, said he doesn't understand the implications; Downey, aye. Four ayes, two nays, one abstention; motion carried. **Motion** by Minor, second by Thomson, to make the set-backs 100 feet on all roads, from the center of the road. Roll call vote taken: Minor, pass; Thomson, pass; Downey, aye; Jewell, aye; Basnaw, aye; Perry, aye; Watkins, aye; Minor, no; started to explain his reason, but was interrupted by the Roll Call. Thomson, aye. Six ayes, one no; motion carried.

New Business:

- a. Set public Hearing dates / Special meeting dates. There are no hearings scheduled, and the next two meeting dates are already set. Taken up before Old Business.

Public Participation:

Jewell moved to adjourn, and Perry seconded, but Zoning Administrator Waddy brought up the fact that he has other problems with the Zoning Ordinance Book as it now reads, and since he is available at this time, he would like to mention some of them. Perry withdrew her second, and Jewell withdrew his motion. Waddy said that at the present time he is forced to refuse a building permit to a property owner of vacant land for an accessory building. He said this happens often; people want to build a storage building for farm equipment, or to have use of the property before they are ready to build a house, or other reasons which may be reasonable. He also brought up people wanting to be able to accommodate elderly parents, or disabled family members, close by, but not within their own living spaces. Two family homes are not allowed in Residential, and lot splits are usually not possible. He said these are just two examples of things which he would like to be reviewed, and would be willing to come to any of these sessions when the members request, with reasonable notice.

Adjournment: . After some discussion on the items mentioned, Jewell re-admitted his **motion** to adjourn, and Perry again seconded. All in favor.

Meeting adjourned at 9:07 p.m. Next workshop meeting date: June 18, 2019.

Next regularly scheduled meeting date July 16, 2019.

Respectfully submitted,

Judy Duncan, Recording Secretary