

WALES TOWNSHIP PLANNING COMMISSION
WORKSHOP MINUTES
FEBRUARY 19, 2019

Meeting opened at 7:02 p.m. with the Pledge of Allegiance.

Roll Call: Present: Chair Gayle Perry; Vice-Chair David Basnaw; Secretary Kevin Watkins; Board of Trustees representative Larry Thomson; Zoning Board of Appeals representative John Minor; member Nicole Downey; member David Jewell.

Absent: None.

Also present: Recording Secretary J. Duncan and no members of the audience.

Approval of Agenda: **Motion** by Minor, second by Thomson, to approve the agenda with the addition of Old Business, Item C; Update on Cannabis Dispensaries. All ayes; motion carried.

Approval of the Minutes of the January 15, 2019 meeting. **Motion** by Minor, second by Jewell, to approve the Minutes of the January 15, 2019 meeting as presented. All ayes, motion carried.

Questions from the public: None.

Correspondence.

- a. Spring Metropolitan Planning Commission workshop 4-29-19. Flyers of the workshop were distributed, with more information to come closer to the date.
- b. Michigan Association of Planners – Planning & Zoning Training Workshop. Information was passed on to members.

Old Business.

- a. Update members on Solar Ordinance progress. The Board of Trustees is collecting input from the Zoning Administrator and the Professional Planner. The item should be on their March agenda.
- b. Update members on Master Plan progress. Minor pointed out that the Planning Commission is the body which is authorized to compile the Master Plan. It should be forwarded to the Board of Trustees to accept and file. Watkins again complained that it was not reviewed by the Planner. **Motion** by Minor, second by Thomson, that the motions contained in the approved Minutes (following) are the updates and corrections taken and approved by the Planning Commission. Roll call vote taken: Minor, aye; Thomson, aye; Basnaw, aye; Perry, aye; Jewell, aye; Watkins, aye; Downey, aye. All ayes, motion carried. Motions are as follows:
 - 11-06-17: Motion to have the Planner update the statistical charts.*
 - Motion to have all charts and tables updated by Planner.*
 - 6-18-18: Motion to take the information obtained from SCC Metro Planning and send it to Wales office staff to incorporate into the Master Plan.*
 - 8-20-18: Motion to recommend the removal of the section on railroads on page 78.*
 - 1-15-19: Motion to move the recommendations of the Planning Commission on the Master Plan review to the Board of Trustees.*
 - Motion to request that the Board of Trustees have the draft plan sent to the Planner before final approval.*
- c. Update on cannabis dispensaries. Watkins stated that he inquired about action on this item some time ago, and hasn't heard anything since. There has been some discussion by the Board of

- d. Trustees, but no action yet. Watkins said that it seems like everything just gets tabled, and never acted upon. Minor said that the Planning Commission could draw up an Ordinance if needed. Thomson said that if the Board of Trustees chose to "opt out", it would require a separate regulatory Ordinance, not part of the Zoning Ordinance Book. Perry said we could bring the cannabis subject back to the next meeting. Minor said we should educate ourselves, and tend to the review of the Zoning Ordinance book. Thomson pointed out that the Zoning Ordinance book is a very powerful book, capable of causing loss of property, money, or even freedom, so it should be taken VERY seriously.

New Business.

- a. Begin review of Wales Township Zoning Ordinance Book.
Minor explained the beginning pages of the book. Thomson passed out copies of the most-asked-for sections of the Zoning Ordinance book from the public.
- b. Set Public Hearing dates-Special Meeting dates. Perry asked if everyone is comfortable with having a workshop session on Tuesday, March 12, since the Board of Trustees will be meeting on the third Tuesday. With all in agreement, the next Planning Commission workshop session will be on Tuesday, February 12, 2019, at 7:00 p.m.

Public Participation. There is no public, but Minor informed the Planning Commission members that he is no longer sitting on the Parks Advisory Committee. He stepped aside to make room for a new member, Gordon Ruttan, who is a former member of the County Metropolitan Planning Commission.

Adjournment. Chair closed the meeting at 8:32 p.m. Next regular meeting date is April 16, 2019.

Respectfully submitted,

Judy Duncan, Recording Secretary