

WALES TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 18, 2022

ORDER OF BUSINESS

Opening

- A. Call to Order: Meeting was called to Order at 7:00 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Present: Basnaw; Downey; Jewell; Minor; Watkins; Kimmen. Absent: Perry, excused.

Approval of Agenda

**Motion** by Jewell, second by Downey, to move New Business ahead of Old Business. Roll call vote taken; all ayes, motion carried. **Motion** by Kimmen, second by Watkins, to move item D in New Business ahead of Election of Officers. Roll call vote taken: all ayes, motion carried. **Motion** by Jewell, second by Minor, to approve the agenda with the changes made.

Approval of the Minutes of the December 13, 2021 Meeting. **Motion** by Jewell, second by Minor, to approve the Minutes of the Minutes of the December 13, 2021 Planning Commission meeting.

Questions from the public on agenda items. None.

Correspondence.

Guest Presentations. None.

Reports

- A. Zoning Administrator: Not present; he submitted a packet on multiple housing units for the Commission members to review and discuss.
- B. Planning Consultant: Not requested to attend.
- C. Township Board Representative. Kimmen does not have the Minutes from the last meeting.
- D. Zoning Board of Appeals Representative. Minor said the ZBA hasn't met for their Organizational meeting this year.
- E. Committees. Downey reported that the last Parks meeting was cancelled. Supervisor Masters reported that there was discussion at the last Board of Trustees meeting on cameras at the park, and also approval of a contractor for cement laying in the spring. There has been some minor vandalism. There was discussion on vandalism at the Mt. Pleasant Cemetery, the installation of the fencing there, and the costs involved.
- F. Other. Supervisor Masters brought the Commission members up to date on the status of COVID money which has been made available to the Township.

New Business

- D. Review P. C. ByLaws. **Motion** by Minor, second by Watkins, to accept the Planning Commission By-Laws. Kimmen questioned certain parts of the ByLaws. She asked if they were being done, or being ignored. They are not being done. She questioned then why do we have them, or why don't we do them? Minor explained that we don't have a budget, so can't have professional help without the permission of the Board in advance. The Planning Commission initiates the budget.

Jewell said he can draw up a budget if he has the figures to work with. Kimmen said it would be wise to have a meeting with the Planner at least once a year, at a regular meeting, so we can discuss everything we have done in the last year. Minor said it would be very expensive. Masters asked if she could speak. She explained that the Board of Trustees has an annual budget meeting in April of each year. If something could be prepared by the Planning Commission before then, but not at the last minute, it could be discussed at that meeting. The Township uses an Auditor, so should the Planning Commission. Kimmen said she would like to have the membership contact chart updated. Minor called the Motion. Roll call vote was taken; all ayes, motion carried.

A. Election of Officers. Gayle Perry has previously stated that she does not wish to run for re-election to the seat of Chair. **Motion** by Basnaw, second by Downey, to nominate David Jewell to become Chair of the Planning Commission for the upcoming year. **Motion** by Jewell, second by Basnaw, to nominate Downey as Vice-Chair. **Motion** by Jewell, second by Basnaw, to nominate Watkins as Secretary. It was asked if there are any other nominations for any of the seats? There being none, **Motion** by Kimmen, second by Downey, to accept the three previous motions as a whole. Roll call vote taken: all ayes. Motion carried. The Three new officers are: Chair, Jewell; Vice Chair Downey; and Secretary Watkins.

B. Set Annual Calendar for meeting dates. **Motion** by Minor, second by Kimmen, to set the Calendar of meeting dates as Monday, April 18<sup>th</sup> at 7p.m.; Monday, July 18<sup>th</sup>, at 7 p.m.; Monday, October 17<sup>th</sup>, at 7p.m.; and Tuesday, January 17<sup>th</sup>, 2023, at 7p.m. Roll call vote taken: all ayes, motion carried. **Motion** by Jewell, second by Downey, to hold a workshop Planning Commission meeting on Tuesday, February 22<sup>nd</sup>, at 7 p.m. Voice vote taken: all ayes; motion carried.

C. Set Public Hearing/Special Meeting dates. To be set as needed.

#### Old Business

A. Thoroughfare Plan, Open Space requirements;  
Revisit 11-15-21 Motion to change agricultural frontage from 330' to 200'. Minor said that even though he was not at the meeting when this action was taken, he must protest. He gave five reasons why this action cannot remain. He asked to have page 84 of the Master Plan reviewed; the Thoroughfare Plan; statements on Open Space, and configuration. They all conflict with the change proposed. Kimmen is concerned that set-backs cannot be met. She challenged the remark made at the last meeting that "four out of five farmers object to the 330' frontage requirement." **Motion** by Minor, second by Watkins, that the motion made on 11-15-20 be recinded, and the 330 foot frontage on AG land be reinstated. Roll call vote taken; Five ayes; Basnaw, no. Motion carried.

B. Zoning Ordinance Book review. Save until February meeting.

Public participation. None.

**Motion** by Jewell, second by Downey, to adjourn. All ayes, Meeting adjourned at 8:54 p.m.  
Adjournment (set next meeting date). Next regular Meeting Date Monday, April 18<sup>th</sup> at 7:00 pm.

Respectfully submitted,

Judy Duncan, Recording Secretary