

WALES TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
FEBRUARY 22, 2022

Opening

Call to Order. Meeting was Called to Order at 7:00 p.m.

Pledge of Allegiance

Roll Call: Present: Basnaw, Jewell, Perry; Minor; Kimmen: Downey. Watkins absent.

Approval of Agenda. Chairman Jewell asked to have Old Business on the Agenda moved to come after New Business. Motion by Minor, second by Perry, to move Old Business to after New Business and approve Agenda. Six ayes; Watkins absent. Motion approved.

Approval of Minutes of the January 18, 2022 meeting. Motion by Perry, second by Minor, to approve the Minutes of the January 18, 2022 meeting as presented. Six ayes, one absent; motion carried. Watkins arrived at 7:05 p.m.

Questions from the audience on Agenda items: Supervisor Masters asked if the Zoning Board of Appeals grants a variance, for how long is it valid without being acted on? John Minor, who is also the Chairman of the ZBA, answered that it is valid for one year. She then asked who has the authority to extend it? Minor answered that it is a Zoning Board of Appeals Court which has the authority, and the issue would have to come back to that Court. Masters asked if that should be put in writing? No definitive reply.

Correspondence: Received favorable reply from St. Clair County Metropolitan Planning Commission on Wales Township Planning Commission proposal to add Section 20.38, Medical Marijuana Caregiver in its Zoning Ordinance. Kimmen's Board report was included in Correspondence.

New Business

1. Accept report from Zoning Administrator on multiple unit housing. Kimmen asked why this was brought to the P. C. at this time? Minor said it has been discussed several times over the years. There is a request for consideration of multiple housing structures on one parcel. The area being discussed was zoned for that type of use long ago, then rezoned to a different category and use a few years ago. The Clerk's office has received a FOIA request on that property at this time. Minor said that the property is under special use conditions granted by the Township, and that the same process that created the special conditions must be used to release those conditions. Minor said that enforcement comes from the Board. Kimmen said that it must be stated in our Ordinance just who does the inspections. Section 22.04 needs to be heeded. She is concerned about having complete records available. Minor said the question on the table is: How do we deal with these Special Use Permits? Masters passed out Z. O. pages on quarries. Minor asked who has the list of inspections, and suggested that the Planning Commission could create and pass a policy on specific items, such as bookkeeping, and so could the Board of Trustees. Basnaw suggested the Zoning Administrator be appointed to the duty of doing the required inspections, if the Board approved. Jewell suggested that this might be taken up under Old Business.

2. Discuss proposed Planning Commission Budget from Chairman Jewell. Chairman Jewell obtained facts and figures from the Board to put together a tentative Budget for the Planning Commission for the upcoming fiscal year, with a 2022 proposed budget of \$6,064 for the Planning Commission members

and staff, and \$3,000 for the Professional Planner. That would allow for 12 meetings a year. Kimmen suggested giving it a cushion by allowing \$6,000 a year for salaries and wages, plus \$1,020 for other listed expenditures. Motion by Kimmen, second by Minor, to adopt Jewell's budget of \$3,000 for Department 720 – professional Planner, and \$7,020 for Department 721 - Planning Commission. Roll call vote taken: all ayes; motion carried.

Old Business.

1. Approval of the previous Thoroughfare Plan. Motion by Minor, second by Watkins, to reinstate the Thoroughfare Plan as originally written, and at some future time, revisit it to review it. Roll call vote was taken: all ayes, motion carried.

2. Continue work on Zoning Ordinance Book review. Kimmen said that if we could sit down and compile a list, possibly at our April meeting, and have the Planner come with the list on hand, we could finish this. We need to address who does the inspections to the list. There was much discussion on all of the items which need to be considered. Minor said we need to address spot zoning, and to discuss how development in our older historical areas can be addressed. Achieving Broadband access was also discussed. Kimmen asked if someone is already growing marijuana and it doesn't fit our criteria, can it be stopped? Masters wondered if it is in violation because it is in an outbuilding, and the Ordinance is for Home Occupation. There was much discussion.

Kimmen addressed the favorable reply from Metropolitan Planning on the Regulatory Ordinance.

Public participation. None.

Adjournment. Motion by Kimmen, second by Jewell, to adjourn. By voice vote; all ayes. Meeting adjourned at 9:02 p.m.

Next regularly scheduled meeting date: April 18, 2022.

Respectfully submitted,

Judy Duncan, Recording Secretary