

WALES TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
APRIL 18, 2022
MINUTES

Opening

- A. Call to Order- Time _7:00 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Jewell, present; Perry, present; Minor, present; Watkins, absent; Kimmen, absent, excused; Downey, present.

Approval of Agenda. **Motion** by Downey, Second by Minor, to approve the Agenda after moving Old Business A to the ends of the agenda. Vote: four ayes; two absent; motion carried.

Approval of Minutes of the workshop on February 22nd, 2022. **Motion** by Perry, second by Jewell, to approve the Minutes of the February 22nd workshop session. Vote: four ayes; two absent; motion carried. Watkins arrived at 7:07 p.m.

Comments from the public on Agenda items (3 minute time limit). Supervisor Masters gave out the draft Minutes of the April 5, 2022 Board of Trustees meeting. She mentioned David Basnaw's letter of resignation from the Planning Commission, which led to a discussion of the possibility of remaining at a seven member Commission, or going to a five member Board. The State law allows either a nine, seven, or five members. After discussion, the members seemed to favor the seven member Board. However, it is a Board of Trustees decision. Masters also mentioned the SCCMPC upcoming meetings. She asked those interested in attending to contact hweer. There is a cost. Downey is interested; so is Perry, and Watkins. Masters also mentioned Basnaw's retirement. The Board recently found out that the MTA says that NO money can be spent on individual members as gifts. That means retirement plaques.

Guest Presentations – None.

Correspondence and Announcements

- A. David Basnaw Resignation letter. Received with regrets. He has served for many years, filling several posts.
- B. Solar Letter from David Piontowski. He is very concerned about multiple agents of solar power groups asking farmers to sign contracts to be considered for solar farms. If they agree and are chosen for one, they would have to ask to be rezoned to Industrial from Agricultural. If the solar field failed to develop, or was abandoned, the land would still be zoned contrary to our Master Plan. Minor said we might invite Mr. Piontowski to an upcoming meeting for discussion. Minor is also concerned about how the solar companies maintain the vegetation growth on the solar fields. Will they contaminate the ground? Jewell would like to have Mr. Piontowski to an upcoming meeting, and asked to have a letter written to that effect. Minor had many similar concerns.
- C. St. Clair County Meeting Dates. St. Clair County Metropolitan Planning Commission is in the process of updating the County Master Plan, and is holding a series of visioning meetings open to the public. They will be on April 26 in Fort Gratiot; April 28 in Clay Township; and May 4 in Goodells, at the County Park.
- D. March 22, 2022 Township Board Minutes were submitted by the Supervisor.

Reports

- A. Zoning Administrator: Not in attendance.

- B. Planning Consultant: Not requested to attend.
- C. Township Board Representative. Absent; excused.
- D. Zoning Board of Appeals Representative. Nothing to report. They have not met recently.
- E. Committees: Downey reported that the Board approved the cement for the placement of the cornhole posts, as well as the walkways.
- F. Other: None.

Old Business moved to after New Business.

- A. Zoning Ordinance Book review
- B. SCC Planning Commission Recommendation approval.

New Business

- A. Set workshop meeting dates. **Motion** by Perry, second by Downey, to set Monday, May 16, and Tuesday, June 21, as workshop sessions. Both will be held at the Township Hall at 7:00 p.m. Roll call vote taken: all ayes; motion carried. Jewell asked to wait until the regular July meeting to set more workshop sessions. There was a conversation concerning SCCMP sending Marijuana Ordinance back to Planning Commission.
- B. Amend ByLaws for recording Secretary duties. Kimmen's subject; she is absent; **Motion** by Downey, second by Jewell, that the subject be moved to the May 16 agenda. Five ayes; motion carried.
- C. Jewell would like to have a formal Motion to invite Mr. Piontowski to the July meeting. **Motion** by Jewell, second by Downey, to invite Mr. Piontowski to the July 18 Planning Commission meeting. **Motion** by Jewell, second by Downey; voice vote all five ayes; motion carried.
- D. Preparing to work on the Master Plan review. Downey suggested that all of our work should be put on a disk, and make changes without changing page numbers, line items, etc. until complete. Minor suggested we address certain elements of the Master Plan, not review the whole book. Review spot zoning, for sure; also Industrial Districts. Perry asked if it could be done on a computer at the meetings? It might call for the need to request a computer. Minor said it should all be put down on paper, not just a computer. Masters agreed. **Motion** by Minor, second by Watkins, to ask the Board of Trustees to secure one laptop computer for the Planning Commission. Roll call vote taken: all ayes, motion carried. Minor suggested that we try to get the public involved so we can get more input from them. He said the Township should have a written plan for WI-FI, to try for Federal funds. Masters said this should be brought to the Planner's attention. Watkins suggested having a policy set up for the computer, if it is approved by the Board.

Public Comments

Masters said the Township now has the Yale Expositor for the Paper of Record, and believes we will have more local coverage now. She also brought up the midyear elections, and the fire millage renewal. She said the Board is looking at a possible increase of the fire millage, and explained the situation. Watkins said people will ask why we aren't using the Government money coming in, instead of raising taxes? Federal money is earmarked. He also asked where we are with the Lixey case? They are going to Court.

Adjournment: **Motion** by Downey, second by Watkins, to adjourn. Voice vote: all ayes. Meeting adjourned at 8:41 p.m. Next workshop meeting May 16, 2022: Regular Meeting July 18, 2022.

Respectfully submitted,

Judy Duncan, Recording Secretary