

Wales Township Planning Commission
Workshop Meeting
May 16, 2022

Draft

Opening

- A. Call to Order: The meeting was called to Order at 7:00 p.m.
- B. Pledge of Allegiance
- C. Roll Call: Present: Jewell; Perry; Minor; Watkins; Kimmen; Downey. All present. Watkins asked Jewell how many people are required to make a quorum? Five? Jewell answered "four, one more than half".

Approval of Agenda: **Motion** by Perry, second by Watkins, to approve the agenda with the addition of consideration of a memo from the Township Board on Ordinance #43, shared ponds. Roll call vote taken: all ayes, motion carried.

Approval of the Minutes of the April 18th 2022 Meeting. **Motion** by Jewell, second by Watkins, to approve the 4-18-22 Minutes as presented. Roll call vote taken: all ayes, motion carried.

Comments from the Public on Agenda items. No public present.

Old Business

- a. Mr. Piontkowski sent a letter concerning zoning. There was a Motion to invite him to the July meeting. He has responded that he will attend.
- b. The item of the duties of the Recording Secretary, from the last meeting.
The Recording Secretary presented copies of the list of duties from which she operates. It is becoming more difficult, with rules and requirements changing all of the time. Judy was asked which parts are problematic, and she said, more than anything, the three hour meetings. The members went over the list of duties, and Carly said she will type out the agendas, if needed. Watkins volunteered Minor's help, who's electronic equipment is no more advanced than the Recording Secretary's. On that note, Minor asked if the Board has taken action on the Commission's request for a computer. Kimmen replied that she will use her own computer, and type changes made by the Planning Computer members in a different type color for ease of review. Minor objected to anyone using their private computer, for safety's sake. Kimmen then said she will just use a Hall computer. Then when we have contact with the Planner, it can be reviewed quickly and completely. That seemed acceptable to all. Minor pointed out the importance of having a proper and complete paper trail, with signatures, on actions taken by this Commission. Jewell said he will see to the items in #7 of Hearings, which covers that. Kimmen said she thinks that all of us staying on point so the meetings don't drag out is mostly what Judy was hoping.

Ordinance #43, Shared Ponds. **Motion** by Kimmen, second by Jewell, to amend Ordinance #43, Shared Ponds. Kimmen asked how this Section of the Ordinance came into being? Minor responded by explaining that, before there were ordinances, it was common for neighboring livestock owners to create shared watering holes for their stock. **Motion** reworded by Kimmen to remove item 5J from Zoning Ordinance #43 Section 20.25 (j). Jewell said that removal of the parenthesized portions of 5A of Section 20.25 must also be included in the motion. Kimmen revised her **Motion** to include Jewell's addition for removal. Second by Jewell. Roll call vote taken: Kimmen, aye; Jewell, aye; Perry, aye; Minor, aye; Downey, aye; Watkins, aye. All ayes; motion carried.

New Business.

a. Resume work on Zoning Ordinance and Master Plan.

Minor is concerned that stormwater might become a problem in the future. He also feels that this commission should look at spot zoning, review our Thoroughfare Plan, with the two villages in mind.

Kimmen said the one meeting with the Planner should include making rezoning most important. She said that a judge might look at our Plan and say that we don't have enough planning for "commercial". Our July meeting might be a good time to take this to the Planner. She also said that we could use a workshop for a training session. She suggested dividing the Zoning Ordinance book into sections for each member to study and bring back suggestions for the whole body to consider, one section at a time.

Perry and Jewell went to a Metro Planning workshop in Casco Township recently. They said it was very informational, but unfortunately, was poorly attended. Minor said we haven't always been good at communicating with the citizens, and would like to do better. He moved to address spot zoning. There was no second. There were general comments that each member should keep the subject in mind while reviewing the Zoning Ordinance Book.

There is a video class on Tuesday, June 21st. **Motion** by Kimmen, second by Downey, to plan a workshop meeting on Tuesday, August 22nd, to view and discuss that class. All in favor, motion carried.

Comments From the Audience. Supervisor Masters said to keep in mind that there are other areas that need to be considered for Commercial or Industrial zoning, not just one. Please keep that in mind.

Motion by Kimmen, second by Downey, to adjourn. By voice vote: all ayes. Meeting adjourned at 8:31 p.m.

Next meeting: June 21, 2022

Respectfully submitted,

Judy Duncan, Recording Secretary