

DRAFT

Wales Township Planning Commission
Workshop Meeting
June 21, 2022

Opening

A. Call to Order: The meeting was Called to Order at 7:00 p.m.

Pledge of Allegiance

Roll Call: Present: Jewell; Perry; Minor; Kimmen; Downey. Watkins arrived at 7:18.

Approval of Consent Agenda

Motion by Kimmen, second by Jewell, to approve the Consent Agenda. Five ayes; motion carried.

Approval of Minutes of the workshop on May 16th, 2022.

Motion by Kimmen, second by Downey, to approve the Minutes of the workshop on May 16th, 2022.

Five ayes; motion carried.

Comments from the public on Agenda Items (3 minute time limit)

Mr. Brenden Miller, representing the Land and Liberty Coalition, spoke on their support of farmers being able to have other than farming uses on their land. He offered to supply information on the subject. He made the same presentation to the June meeting of the Board of Trustees.

Guest Presentations – None.

Correspondence and Announcements

A. Emails regarding electrical Moratorium

B. May 3rd, 2022 Township Board Minutes

C. June 7th, 2022 Township Board Draft Minutes

D. Planner rates. Everyone received a sheet with the rates of our Professional Planner's Company.

Reports

A. Zoning Administrator – not in attendance.

B. Planning Consultant – not in attendance.

C. Township Board Representative – Carly Kimmen

Kimmen has been in contact with our Planner. He cannot make the July 18th date which this body set for his meeting with this body. After discussion and checking personal calendars, the date of Tuesday, July 26, 2022, at 7:00 p.m. was set. Motion by Minor, second by Jewell, to accept. Roll call vote taken: all ayes; motion carried. Kimmen requested that everyone have their list of questions with them in writing in preparation for that meeting, so his time here isn't wasted, or anything important isn't overlooked.

After reviewing the lists that were presented, motion by Kimmen, second by Perry, to accept the list of changes, with the removal from the list of changes; Section 18.18, and 18.43. All ayes; motion carried.

D. Zoning Board of Appeals Representative – John Minor. There have been no issues brought to the ZBA recently.

E. Committees – There are flyers announcing a garage sale at the Park. We are waiting on contractors to lay the sidewalks and set the bases for the cornhole games.

F. Other. None.

Old Business

A. Zoning Ordinance Book review – attached changes noted. Kimmen would like to add on the list of questions for the Planner, one on how to best treat dual-zoned property.

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New Business

A. Electrical Moratorium/ Electrical Ordinance

Kimmen briefed the Planning Commission members on the thought process that led the Board of Trustee members to put in place an electrical moratorium. Minor asked to be recognized as speaking as a Certified Citizen Planner. He said that a moratorium should be very carefully and wisely entered into, and with legal advise. There are State Statues, which always supersede local actions, which can be used. The State Building Code is what regulates the electrical and building codes. Both the Township Electrical and Building Inspectors have been speaking with Mr. Minor. Supervisor Masters asked to be recognized. She then explained the reasoning behind the issuance of a moratorium, bringing in the MEZA authority of limited control. Kimmen said that this body has nothing to do with the Moratorium. She just mentioned it to say that it is a good issue to bring to the Planner.

B. Solar Discussion – Section 20.37. Kimmen feels that this is also a subject that should be discussed with the Planner. Kimmen said that some women came to the Hall with paperwork and maps to show where their group would like to see clearance given for solar panels to be placed. They already have about 1200 acres ready to be leased for use, if legally possible. She explained the area chosen is because the solar fields must be near a reception site for the energy. Minor asked that the members look at the Future Land Use map of the township for that area. It is Lambs and vicinity. There is already substantial recently new building occurring in that area. He said we should look at the Master Plan.

Public Comments. Mr. Brenden Miller again spoke on the lack of Industrially Zoned land in the Township. He now has 1236 acres under contract, as shown on the map. Kimmem feels that this again is a subject to bring before the Planner at the next meeting. Supervisor Masters requested that the Commission be careful to not tailor this to be a monopoly. Mr. Miller conveyed the need for the power, and thanked us for the time.

Minor said before closing, that we need to put under Old Business, Spot Zoning, for the next agenda. Dual Zoning was also mentioned by Kimmen. She believes it should state that "The greater of the uses shall be the listed zoning".

**Adjourn – Motion by Kimmem, Second by Downey, to adjourn. By voice vote; all ayes.
Meeting adjourned at 8:37 p.m.**

Next Meeting Date: July 26, 2022 Regular Meeting Date.

Respectfully submitted,

Judy Duncan, Recording Secretary