

DRAFT

Wales Township Planning Commission  
Regular Meeting  
July 26, 2022

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, Downey, Watson, Minor, Kimmen. All present.

Approval of Consent Agenda. Motion Minor, second by Watson, to approve the Consent Agenda. By voice vote; all ayes, motion carried.

Approval of the Minutes of the June 21<sup>st</sup> workshop meeting Minutes: Motion by Kimmen, second by Downey, to approve the agenda with one correction; on page 2, Item B, line 2; of the Minutes; that the phrase "some women" be replaced with "a group". Minor wanted it noted that both Inspectors disagree with using electrical for moratorium. Roll call vote taken: all ayes, motion carried.

Comments from the public on agenda items: (three minute time limit).

Mr. Brendon Miller, representing the Land and Liberty Coalition, spoke again on allowing farmers to do other than farming on their lands.

Guest Presentations/appearance- Dave Scurto, professional Planner. Dave Piontowski would like to speak during Solar Discussion. Item moved to Item B in Reports below.

Correspondence and Announcements

- A. July 5, 2022 Township Board Meeting Minutes.
- B. Special Use Permit – 8801 Smiths Creek Road. Derick Rose from DR Customs introduced himself as being the petitioner for a Special Use Permit next month. When Planning Commission members started asking him specific questions on his plans, Supervisor Masters pointed out that it is inappropriate to ask or answer questions at a meeting other than the one legally and properly announced.

- A. Zoning Administrator. Not in attendance.
- B. Planning Consultant. Mr. Scurto will speak later.
- C. Township Board Representative-Carly Kimmen. Kimmen explained why she was proposing changes to the way the Appendix of the Zoning Book is referred to for informational purposes.
- D. Zoning Board of Appeals Representative-John Minor. ZBA will have an Organizational meeting soon, simply because they have had no issues all this year.
- E. Committees - Nicole Downey. Nothing to report today.
- F. Other

Old Business

A. Zoning Ordinance Book review – attached changes noted. Board Member and Assessor Kimmen had questions on how to treat dual zoned parcels. She said there are 96 in Wales Township. Mr. Scurto said that he is not in favor of dual zoned parcels, and that they should be resolved wherever possible. She explained how she assesses them and classifies them. Mr. Scurto said he ran into this situation in another township, and they decided to tackle the job of fixing them a few at a time. Sometimes the Zoning Board of Appeals may be called on to make interpretations. The Board may consider bringing the subject right to the people. It is a big project, and should be taken on Section by Section. He suggested choosing a methodical plan, tackling the subjects one by one. The ZBA may also have to be involved.

B. Electrical Moratorium/ Electrical Ordinance – Kimmen asked Scurto if we can control the marijuana growers? He asked, as zoning or as Ordinances? He said Regulatory Ordinances are OK if done right. He advised keeping actions in Regulatory Ordinances, requiring people to get certain approvals from Inspectors, meet Fire Codes, etc. He said Edison has been very helpful. Kimmen asked about using the Zoning Enforcement Officer. Scurto suggested the Zoning Administrator might be more beneficial. Minor is concerned about limiting people with legitimate needs for high power supply needs.

C. Solar Discussion. Kimmen asked Mr. Scurto how we manage solar power requests, especially the large ones. He said the Solar Ordinance we have is a pretty good one. We shouldn't change the zoning, but you can use overlays, which he then explained. Minor would like to see large solar complexes limited to reasonable percentages. They should be placed near large electrical lines and transfer stations. Kimmen is concerned that it seems that we would only be allowing one company to compete.

1. Mr. Pionowski – who asked previously to be allowed some time here, asked if we are considering rezoning solar areas to Commercial? Scurto explained again how overlays do not change the existing rules, but creates specific temporary ones. He was asked who decommissions? The Board sets Performance Bonds to cover the costs of restoring the land, if the company involved with the project fails to comply. Minor pointed out that substations which might be built along the large power lines will be as large as the existing one there now. Scurto suggested that the Michigan Association of Planning may be of help to us. They can supply many samples of Ordinances already written and in use, which can be retrofitted to fit our circumstances, rather than starting from scratch.

New Business – Kimmen asked if the members have other questions or remarks at this time? Minor wants the possibility of spot zoning revisited. He explained the circumstances under which the corner of Wales Center Rd. and Lapeer Rd. became Commercial. He would like to see the wider area there revisited to see about more general Commercial zoning. He also brought up Broadband service. Asked what other communities in the area are doing to try to secure the service? Do we need a formal statement of interest? Mr. Strunk at Metropolitan Planning was the contact Mr. Scurto suggested. Kimmen asked if we need a formal statement of interest? Scurto suggested looking at what other townships in the area are doing. We should have it at least mentioned in our Master Plan. In his closing, Mr. Scurto said he feels Wales Township is right on topic.

Public Comments. Mr. Brenden Miller again gave his speech for Solar, says our Ordinance is pretty strong, set-backs seem reasonable.

Adjourn. **Motion** by Kimmen, second by Jewell, to adjourn. All in favor. Meeting adjourned at 8:20 p.m.

Watson wanted to thank Mr. Scurto for coming, and offering so many ideas. Minor concurred.

Next Meeting date – August Special Hearing Date – August 04, 7p.m.  
August 22<sup>nd</sup> 2022, 6:30pm – Workshop/Class

Respectfully submitted

Judy Duncan, Recording Secretary