

DRAFT

WALES TOWNSHIP PLANNING COMMISSION

Special Hearing

August 4th, 2022

ORDER OF BUSINESS

Opening

A. Call to Order _ Meeting called to Order at 7:02 p.m.

B. Pledge of Allegiance

C. Roll Call. Downey, Kimmen, Minor, Perry. Jewell absent, excuse. Watkins arrived at 7:23

Approval of Consent Agenda **Motion** by Downey, second by Perry, to approve the Consent Agenda. Four ayes, none opposed, motion carried.

Comments from the public on Agenda items. None.

Guest presentations/Appearance – DNR Customs, Derek Rose

Mr. Rose introduced himself, gave a brief history of their present location, type of work performed, future plans, etc. (enclosed). John Minor asked if the meeting has been properly advertised. Kimmen showed the newspaper announcements, list of mailings to those within 300 feet of the property required to be informed, etc.

Scheduled public hearing on Application for Special Use Permit for DNR Customs, 8801 Smiths Creek Rd, Goodells, MI.

a. Chair opens Public Hearing at 7:09.

b. Chair summary of issues. We have received an application for a Special Use Permit.

1. Statement of general case. The parcel is zoned Agricultural. The former use was industrial, and was designated Class A Non-Conforming on 4-26-1982. The intended use is auto repair.

2. Explanation of Order of Business. Given by Downey.

3. Statement of Rules for Public Hearing. Downey read the rules for speaking on the subject.

c. Application presented: Special Use Permit Letter from Zoning Administrator presented; also aerial map of property. Minor pointed out that the public should be made aware of what these designations mean to the public.

d. Public Input (Chair may assess audience and set time limits) Jeff Christie spoke: he has farmed the land around it for years, and farmed the back portion of the subject parcel. He says they have done a lot of cleaning and improving already, and he has no objections to the use they are proposing. Jason Wolf spoke; he lives close enough to receive the letter of notice, and he works for the Applicant. He says everything is up to code. No objections.

With no other comments from the public, Downey closed the Hearing at 7:17.

Motion by Kimmen, second by Perry, to accept and approve the Application for the Special Use Permit. Roll call vote taken: Kimmen, aye; Perry, aye; Minor, aye; Downey, aye. All ayes; Motion carried. Minor said there needs to be much discussion on the subject. We're taking a Class A permit, and allowing a lesser use than was previously done. The Master Plan must also be considered. Minor explained the history of the building. It was built before Wales Township had a Zoning Ordinance., or a Master Plan. He explained for the audience what a Class A permit entails. He questioned if the building being discussed has had a building inspection, or an OSHA inspection. Downey said we did get a letter from the Building Inspector, dated 7-25-22, and read it aloud. Watson and Minor questioned the letter not having mentioned anything about inspections. Minor objected to not mentioning Classifications, zoning, or having a Site Plan review. He wants to make sure they meet OSHA, codes, etc. Now there are two uses in the building. Minor's opinion is that we are not in line with the Master Plan, but it does bring us closer to it. Minor asked to be allowed to read the rules for a Class A Site Plan Review. Granted and done. Minor said the least that he would suggest to consider approving this application, is to require a site inspection be done by the Building Inspector. Watson asked to re-read the motion, and can it be amended by requiring that the Building Inspector does an inspection, and approves it? Downey asked the applicant when he expects to be ready for inspections? He replied that it would be sometime from September to November. There must be permits for electrical wiring, etc. He has to meet OSHA and other requirements. During discussion, the applicant asked for a Point of Order. He said he hasn't been provided a list of requirements from the Township. He knows they must bring things up to code.

Motion by Kimmen, second by Perry, that the Building Inspector/Zoning Administrator does an inspection of the building, and verifies that the building is safely sound, and submits a letter of approval to the Planning Commission by the September Planning Commission meeting. Roll call vote taken: Kimmen, aye; Perry, aye; Downey, aye; Minor, aye; Watkins, aye. Minor stated his "aye" vote was made because he considers the use to be of a reasonable and lesser use than the prior one. All ayes, amendment carried. **Original motion** re-read and voted: Kimmen, aye; Perry, aye; Downey, aye; Minor, aye; Watkins, aye. Minor again clarified his reason for the affirmative vote is that it is reasonable and a lesser use. Watkins said he considered it reasonable, also.

Public Comments. None

Adjourn – Motion by Kimmen, second by Downey, to adjourn. All ayes. Meeting adjourned at 7:58.

Next Meeting Date: August 22nd, 2022 at 6:30 p.m. Workshop/Class

Respectfully submitted

Judy Duncan, Recording Secretary