

Wales Township Planning Commission  
Workshop  
September 12<sup>th</sup>, 2022

Draft

Opening

- A. Call to Order. The meeting was called to Order at 7:00p.m.
- B. Pledge of Allegiance
- C. Roll Call: Present: Perry, Downey, Minor, Kimmen, Watkins, Jewell, All Present

Approval of Consent Agenda. Motion by Watkins, Second by Minor to approve the agenda, Roll Call- All Ayes.

Approval of the Minutes from August 22<sup>nd</sup> 2022. Motion by Perry, Second by Kimmen Roll call taken: All Ayes; motion carried.

Comments from the public: none

Guest presentations: None

Correspondence and Announcements

- a. Letter from Zoning Administrator for the special use permit.

Reports:

- A. Zoning Administrator- not present
- B. Planning Consultant- Not present
- C. Township Board Representative- Carly Kimmen, The Township board appointed a new Planning Commission member, Bruce Affelt. He will be taking oath soon and hopefully will be at our next regular meeting.
- D. Zoning Board of Appeals Representative- John Minor-Nothing to report.
- E. Committees- Nicole Downey- Parks committee. Nothing to report
- F. Other- none

Old Business

- A. Formally approve Special use permit with the Zoning administrator's letter. Motion by Kimmen, Second by Downey to approve the special use permit at 8801 Smiths Creek Rd. DNR Customs. Roll call taken- All Ayes.

New Business

- A. Discussion on a possible resident participation workshop held at the County Park after the close of our Regular Meeting. Kimmen called and confirmed that we could hold our October Meeting at the Community Center at Goodells County Park. Recommended opening our regular meeting, completing our business and close our regular meeting and begin a Public Participation workshop on various topics. Cost of mailing is roughly 730 dollars for a flyer to be sent out to the residents to attend the meeting. Minor finds it ideal, but doesn't feel the 30 days is enough time to set up the meeting. Downey said she would help pull the meeting together in that time frame. Downey recommended a box for opinions. Downey thinks it will be great to meet the public that does attend to let them know their opinion matters. Kimmen asked about what hot topics the commission would like to see on a flyer. Members agreed there should be a survey on the back. List of questions will be : What are your feelings on Marijuana facilities in other townships, what type of commercial development would you like to see in Wales Township, what form of internet do you use, Are you concerned with drainage issues on your property, what are your feelings on potential industrial wind/ solar fields, is there any other improvements you would like to see at our Township park, do you plan on attending our Public Participation workshop in October and

how many in attendance, any other questions, suggestions or concerns. With an option at the bottom to drop at the township hall drop box. Kimmen said she will type the flyer, get a cost from the printer company and insure the flyers are sent before the meeting. **Motion by Minor**, 2<sup>nd</sup> by Watkins to hold a meet and greet within a 6 month time frame. Roll call- All Ayes. **Motion by Downey** to hold the meet and greet (public participation workshop) on October 17<sup>th</sup> 2022 at 7pm at the community center at Goodells County Park (8345 County Park Dr, Goodells, MI 48027) and for Carly to make the flyer. Discussion- Kimmen said she will type it tomorrow and get the prices. She hopes public attends and gives their opinions. Minor stressed that the time frame is too short to hold the meeting and we aren't even sure the venue is available. Kimmen said she has already called and reserved with the County in case we are to hold the meeting. Roll call taken- All Ayes. Kimmen will form an agenda for the meeting.

- B. Schedule public hearing for Zoning Book Amendments- **Motion by Minor**, second by Kimmen to hold the Public Hearing for the Zoning Book Amendments at January Regular meeting on January 17<sup>th</sup>, 2023 Discussion- Kimmen will ensure the Public notice is in the newspaper 15 days prior to the meeting. Kimmen will email the planner and ask him if the notice needs to be specific or if it can be listed as Zoning Amendment changes. Roll call vote, All Ayes. Downey questioned a motion made in a prior year that was brought to her attention about the thoroughfare plan. Minor said that has been rescinded. Thoroughfare plan was reinstated months later. Kimmen presented the solar map project to members. Minor would like Solar on the January meeting. Minor recommended an overlay district. Minor would like it the planners advice on where and what percentage the district should be. Downey reminded that our ordinance states that it has to be in industrial district.

- C. Begin work on Master Plan- moved to January Meeting

Public Comments- Adam Agotesku- thinks the public participation meeting will be great. Question about having a neighborhood business. He feels as though businesses should not be restricted to a specific area.

Adjourn. Motion by Kimmen, second by Perry, to adjourn. All in favor. Meeting adjourned at 9:17pm

Next meeting date- October 17<sup>th</sup> 2022 at 7pm- Regular Meeting (Goodells County Park)

Respectfully submitted

Judy Duncan, Recording Secretary