

**WALES TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING – ZONING ORDINANCE REVIEW COMMITTEE
January 11, 2002**

ROLL CALL: Present: T. Jahn, H. Wendling, D. Basnaw, J. Duncan, D. Shannon, and J. Waddy

Also Present: M. Sulkowski

Meeting opened at 6:23pm by T. Jahn, Committee Chair.

Purpose of meeting is to bring together a committee that included the Zoning Administrator (J. Duncan), Zoning Enforcement Officer (T. Jahn), the Building Inspector (J. Waddy), and a member of the Township Board (D. Shannon, Trustee) to address additional concerns in the last Draft of the proposed Zoning Ordinance.

ISSUES DISCUSSED:

Each member's concerns addressed as follows:

H. Wendling wanted to see the previously recorded public survey to ensure "We're doing what the people wanted done."

Break to look for survey results 6:29pm.

Survey results were not readily available, but J. Duncan supplied verbal results that included: better fire and ambulance service, longer office hours, etc

Meeting called back to order 6:35pm.

D. Shannon

Sec 18.16, pg 53, Junk. Discussed enforcement and referred to an issue on Sparling Rd. Further Discussion led to suggestion of adding some verbiage to include keep up/maintenance or referring to Section 20.13, but J. Duncan inputted this is covered under a Regulatory Ordinance for Junk Yards and the addition was not necessary

J. Duncan

1. Diagram on page 36, Rural Residential Zoning (should be in-between Ag & Res in size) Suggests change Ag to less than 5 acres. Discussion of Cluster Housing. State will be telling Township how to zone & we have one year (get more information & wording).
2. Sec 22.01, page 140, Zoning Administrator. Can the Township Supervisor act as Zoning Administrator? Wording should specify as elected or we may have to hire one.

D. Basnaw questioned Special Land Use permits. State Law requires that the permit runs with the land even if there is a change in ownership.

J. Waddy

1. Sec 20.02.09, pg 79, Revise/scratch last line. Currently permit for a main & accessory buildings are pulled at the same time. (ie. accessory not pulled without the permit for main)
2. Sec 20.04, pg80, Facing Material (already removed).

3. Sec 20.13.2.B NOTE: Keep in mind anything over 6 feet in height requires a permit. (This piece had already been deleted)
4. Sec 20.25, Pond on vacant property is a safety hazard. This should be regarded same as accessory building for permit (ie. in conjunction with permit for main building) But, make it easier for a farmer to obtain permit this on larger parcels.
 - a. .04.K add wording to give the Zoning Administrator ability to require more than one safety station based on size of pond and site plan review.
5. Sec 20.29, Pools, wording Township Building Code should be MI Building Code-throughout (This had already been noted).
6. Sec 22.03, Paragraph 1 change to MI Building Code. Paragraph 2 Zoning Administrator does not sign Certificate of Occupancy. Paragraph 3 "Farm building" should read "Ag building".
7. Sec 22.09 Paragraph 1 "Farm building" should read "Ag building". Paragraph 2 spelling "simply" should be "simplify".
8. Appendix 50.G, Dwelling, Single-Family, suggests pitch 4/12 & change to read "not less than 6" on all sides to eave ends". Questioned same pitch for accessory buildings?
9. Sec 20.02 Accessory minimum, add 4/12 pitch
10. Sec 16.01, pg 36, remove column for "Total of Two".

Committee would like to send survey and have a community meeting. As was done previously.

Meeting adjourned at 8:25pm

Respectfully submitted,

Michelle L. Sulkowski,
Wales Township Planning Commission Secretary