

WALES TOWNSHIP PLANNING COMMISSION

Regular Meeting

July 10th 2023

Minutes

Opening

- A. Call to Order- Time 7:00PM
- B. Pledge of Allegiance
- C. Roll Call- All Present

Public Comments on **Agenda Items**: (3 Minute Time Limit)

Approval of Consent Agenda

Motion by- Perry Second by- Affelt

Vote: All Ayes

Approval of Minutes April 17th 2023 attached- Correction of motion on

Motion by —Jewell Perry Second by- Kimmen

Downey- consent agenda correct for Downey for second

Vote:

Correspondence and Announcements

- A. **Special and Conditional Special Use Permit Do's and Don'ts**
- B. **Semco Public Improvements- Jewell questioned what area we were in? Southeastern and Northeastern**
- C. **Supervisor letter Mini Storage Property- Affelt questioned what applicant would do with the previous violations. Glass added ordinances are only as good as the enforcement. Kimmen spoke that she had tried to collect all the history of the parcel.**
- D. **St. Clair County Master Plan Update- Kimmen stated we are not going to start the Master plan update until the Parks and Rec plan is complete because of time issues to be able to apply for grants next spring. We will begin the update of the Master plan roughly around February.**
- E. **Kimball Master Plan Update Letter**
- F. **Training Copy (Planning and Zoning Essentials)**

Reports

- A. Zoning Administrator
- B. Planning Consultant or Representative
- C. Township Board Representative- Carly Kimmen- Board of Trustee, **Minutes 05/02/2023, 06/06/2023 attached**
 - 1. We received an **application for a rezone (attached)** I will be asking the Township Board to allow to send to the Planner for his recommendation at tomorrow's meeting.
 - 2. Mini Storage- they are updating their Site plan and it will be sent back to the Planner before we set a hearing. **(Application, site plan and planner recommendation attached)**
 - 3. Pine River Kennels will be going to the ZBA July 18th for a frontage variance, haven't received updated plans as of yet **(Planners recommendation attached)**
- D. Zoning Board of Appeals Representative- Kevin Glass
 - A. Held a hearing on 6/25/23 for a setback variance and a frontage variance **(minutes attached)** Kevin Glass gave explanation on the 2 ZBA hearings.
 - B. Pine River kennels will be having a Variance hearing on 7/18/2023
- E. Committees- Parks did have a meeting
- F. Other

Old Business

- A. Township Master Plan/ Parks and Recs Plan Update **(Attached documents)** Carly Kimmen-Demil gave explanation on the parks meeting with the county. She will email a copy of the checklist/ topics that were discussed. A survey will be formed and posted to the website for residents to fill out.
- B. Solar/ Wind Ordinance update- no update to present. Carly Kimmen-Demil will be sending out an email soon.

New Business

- A. Set date for training, needs to be viewed by August 31st.
 - Motion by Jewell, second by Kimmen to hold the workshop/ training on August 14th at 7pm at the Township hall. Vote- All in favor

PUBLIC COMMENTS-

Liz Masters- questioned if planning commission will set a date during our workshop on August 14th for the hearing for the rezone application. Kimmen replied yes if the recommendation is back from the planner by then. Kevin Glass asked if the application had to go to the township board prior. Kimmen replied yes because she will be asking the board at tomorrow night's board meeting if the application can be sent to the professional planner for his review.

Carol Juarez- Wondered if it was the correct time to address the Commission. Jewell replied that she could address the commission. Carol was wondering if the commission could brief her on the solar issue. Kimmen replied that the township received a preliminary map from the solar company but the township has not received any type of application for change of use of the properties. Kevin Watkins explained she may want to speak to the legislature representative. Kevin Glass explained to Carol that there is a current moratorium on wind and solar in the township for industrial use. Jessica Maynard explained that the township cannot be exclusionary but the township is updating the ordinances for wind and solar. Liz masters commented that she attended a Brady Township meeting 2 weeks ago when they were adopting their final solar ordinance, found the meeting very interesting. The system that was being presented was to power 38,000 homes with roughly 1500 residents. Jessica Maynard stated that off grid power to your own home is much more welcoming than industrial solar, the substation also has quite a bit of noise. Kevin Watkins explained to Carol to always check the agenda to see when public comment period is.

Kevin Watkins explained something he heard in the health dept that we may be mandated on septic fields in the future as to when they need to be cleaned. No one else has heard of this. Many found it odd that there would be that regulation.

Jessica Maynard thanks the PC secretary for adding public comments to the minutes and wishes board of trustees would as well. Questioned April 17th PC meeting as far as if the PC would hold Town Hall meetings prior to adoption of any solar or wind ordinance, she also questioned the ZBA hearing for Pine River Kennels upcoming. Kimmen replied- town hall meetings would have to be approved by the Township Board. Maynard would also like a mailing to go to all residents for the town hall meetings. Kimmen replied Pine River hearing as far as having to go to ZBA for a variance prior to having a planning commission hearing for the special use permit because he does not have the amount of frontage required.

Kevin Glass questioned if all meetings have public comments- Kimmen replied almost all public meetings have public comment periods.

Maynard asked if agenda can be added with the minutes to the website. Kimmen said she will add the agenda with the minutes to the website after the minutes are typed. Liz Masters explained that agendas change up to the day of the meeting. Maynard wondered if the Township might look into an assistant to help with the website. Kimmen said that the Township is in the process of hiring an administrative assistant and that sooner or later will become one of her duties. Kevin Watkins thanked the PC for all the work they do as well as the ZBA.

Adjourn- Motion by- Kimmen Second by- Glass Time:7:57 pm

Next Meeting date: August 14th 2023 7pm

**Submitted by:
Cary Kimmen-Demil
Recording Secretary**

Cary Kimmen
Approved 8/14/23