**WALES TOWNSHIP PLANNING COMMISSION**

*Workshop/ Training*

*August 14th 2023*

**MINUTES**

**Opening**

1. Call to Order- Time 7:00pm
2. Pledge of Allegiance
3. Roll Call – Kimmen, Jewell, Perry, Glass, Watkins, Downey, Affelt - Present

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

**Approval of Consent Agenda**

Motion by- Kimmen Second by- Watkins

Kimmen – motion to approve with addition of the letter D under Correspondence labeled Vesper Energy

 Letter from Resident

Vote: All Ayes

**Approval of Minutes** **July 10th 2023**

Motion by - Kimmen Second by- Downey

Vote: All Ayes

Discussion - Under approval of minutes for April 17th confirm motion was by Perry and Second by Kimmen

 Correct spelling of name for submitted by

**Correspondence and Announcements**

1. Resident Solar interest letter
2. Second Special Approval and Site Plan Review from the Professional Planner for Mini Storage
3. Wales Township Ordinance for Commercial Composting - Kimmen stated may want to add this to zoning ordinance and review ordinance for updates
4. Vesper Energy Letter from Resident discussing leasing land for energy storage

***Glass*** – is this discussing storage of batteries

***Kimmen*** - have not spoken directly to company

***Affelt*** – storage when it comes to energy, electricity they are now taking big/huge batteries storing for

use during low time when no sun or wind, these could be big batteries requiring trailers

***Watkins*** - asked if we knew which property Vesper was interested in. Property unknown at this time

**Reports**

1. **Zoning Administrator**
2. **Planning Consultant or Representative- Draft wind and Solar Ordinance**

Jewell – review and discuss at later meeting. Kimmen – keep copy and make notes or suggestions. Planning Commission still has 14 months to review and discuss ordinance. All notes and suggestions can be forwarded to Carly Kimmen to be compiled and discussed at future meeting.

1. **Township Board Representative- Carly Kimmen- Board of Trustee, Minutes 07/11/2023, Special meeting 7/20/2023, draft 08/01/2023**
2. Carly emailed the professional planners recommendation to the applicant and has not heard back from the applicant as of yet.
3. Mini Storage- emailed the second recommendation to the applicant and have not heard back. Email out to Attorney asking if this will be separate ordinance. Carly spoke with Aaron from Mini Storage and he said he had a recommendation from planner which is if he is not going to redo his site plan or pave then he would need a variance with Zoning Board of Appeals. He is going to file an application with Zoning Board of Appeals. Hearing is on pause until after meeting with Zoning Board of Appeals.

***Glass*** – in the last meeting planning commission discussed more than one past violation; how will these violations be handled now that property has new owner.

***Kimmen*** - this is being treated as a brand-new site plan so anything that does not correspond with our ordinances would be handled through Planning Commission

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1. **Zoning Board of Appeals Representative- Kevin Glass**

We had a recent Zoning Board meeting. A petition to consider site frontage variance for Pine River Kennel was denied for three reasons which are part of zoning criteria: (1) no evidence of practical difficulty (2) no hardship to speak of (3) not a unique circumstance, self created situation. There was not enough information to be considered unique. Motion made to deny

***Watkins*** – were any suggestions made to Pine River Kennel

***Glass*** – suggestion to combine with other properties to fix frontage issue but Pine River Kennel unable to do this at this time

Side note from planner – wondered why Pine River Kennel did not choose different parcel that would not need a set back variance

1. **Committees**

***Kimmel*** – St. Clair County Metro Planning sent a survey to attach to website pertaining to updating township park. It’s a short questionnaire to find out what kind of improvements residents would like to see. It will be advertised through word of mouth and will be on township website with a link to survey

**Old Business**

1. No old business

**New Business**

1. **Set a hearing for the Rezoning Application for 840 Parks Road**

***Kimmen*** – will need 3 weeks to ensure media/newspaper is notified

***Perry*** – when is Trustee meeting so as not to set meeting same night

***Kimmen***- Trustee meeting is September 5, 2023

Motion by Kimmen, second by Downey to hold the workshop/ hearing on September 11th at 7pm at the Township Hall.

Amend Motion by Kimmen to hold workshop prior to hearing, Second by Downey

Vote- All in favor

**Adjourn- Motion by- Kimmen Second by- Jewell Time: 7:20pm**

**Next Meeting Date: September 11, 2023, 7 pm**

**Begin Workshop Training at 7:25 pm**

**Workshop Training ended at 9:24 pm**

**Submitted by:**

 **Stacey Wright Recording Secretary**

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