**WALES TOWNSHIP PLANNING COMMISSION**

Workshop / Public Hearing

September 11, 2023

**MINUTES**

**Opening**

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

Affelt - Absent

Public Comments on **Agenda Items**: (3 Minute Time Limit) – No public comments

**Approval of Consent Agenda**

Motion by- Kimmen Second by- Downey

Vote: All Ayes

**Approval of Minutes** of the Regular Meeting/ Public Hearing on August 14th, 2023

Motion by - Kimmen Second by- Glass

Vote: All Ayes

**Correspondence and Announcements**

1. None

**Reports**

1. Zoning Administrator - none
2. Planning Consultant or Representative
3. Township Board Representative- Carly Kimmen
4. China Township Resident Letter of Support
5. Township Park Farmers Market – 9/24/23 8am – 2pm
6. Board of Trustees consulting with attorney for Battery Facility – may be better to do as regulatory ordinance
7. Zoning Board of Appeals Representative- Kevin Glass
8. Committees – Parks – meeting on 9/12/23
9. Other – MTA issued letter stating proposal/bill being introduced that would give public service commission authority over wind and solar

*Scheduled Public Hearing on Application for Rezoning 840 Parks Road:*

*-Chair opens public hearing 7:04 pm*

*-Chair summary of issues.*

*i. Statement of General Case- Application for Rezoning*

*ii. Explanation of Order of Business.*

*iii. Statement of Rules for Public Hearing*

1. *All comments be made through the Chairperson, Chairperson may respond or have another commission member respond.*
2. *Time limit on comments will be 3 Minutes. If you have a spokesperson for your group, please raise your hand or stand when that spokesperson speaks so that we may tally the time allotted.*

*-Correspondence received- Planner Recommendation, email from Sanitarian at St. Clair County Health Department*

*-Persons speaking in support of Application*

***Paul Sharpe -*** *seeking to split the property and build a home for his parents.*

*Surrounding land / neighbors is already zoned residential*

*-Persons speaking in opposition of Application – None*

*-Chair Closes public hearing- 7:08 pm*

Considerations of Application of Rezoning 840 Parks Road:

***Watkins –*** *as you expand rural, need to make room for people to live and may need to “squeeze” agriculture areas somewhat to bring people to township in order to move forward*

***Glass –*** *meets criteria for master plan, keeping township rural, meets minimum square footage for building structure, all set backs and frontages meet the ordinances. Criteria has been met to approve rezoning application*

**Motion by** Glass **Second** **by** Perry to approve Application for Rezoning of 840 Parks Road

Finding of Facts:

1. The parcel in question is currently zoned Agricultural. Purposed uses for this district, section 4.02 of the ordinance are farms, raising of livestock or farm animals, hobby farming, farm buildings, farm markets, single family dwellings, foster family homes, family day care homes, state licensed residential care facilities, garage sales, yard sales, home occupations, public/ intermediate schools, publicly owned parks and recreational facilities, accessory uses and buildings.
2. The applicant is requesting a rezoning to residential in order to split the parcel and to construct a single family home on the newly created parcel. The parcel must be split following an approval of the rezoning.
3. Permitted uses in the residential district, section 8.02 of the ordinance consists of single family dwellings, other permitted uses are the same as those permitted in the agricultural District.
4. Parcel to the north of the parcel in question is zoned Residential, parcel to the west is zoned residential, parcel to the south is zoned Agricultural and parcel to the East is zoned ROS.
5. A few of the planning objectives stated in the Master plan, particular to this application are to encourage only development that can be well assimilated by the community while preserving the Township’s character, natural features, and overall quality of life. Assure compatibility of land use activities to the greatest extent possible. Work to keep the natural and man-made environment in balance. Enhance the overall environment and appearance of the Township by always giving consideration to quality of life standards in the development process.
6. Planning objectives for Agricultural are Provide areas for residential, commercial and industrial growth on lands that are inappropriate for farming or will not affect the status of agriculture in Wales Township.

Where development is allowed to occur along existing roads, establish maximum depths for the non-agricultural users (as required by the Michigan Land Division Act, P.A. 591 of 1996) and require proper access to be maintained so that agricultural activities can be continued on the interior acreage.

1. Planning objectives for Residential are to avoid the creation of pollution problems and extensive sewer programs by concentrating development where soils are adequate for septic tank systems or where sewers are most likely to occur first. Encourage residential uses to be clustered together where soils are suitable for development thereby preserving the integrity of large agricultural tracts. Provide sufficient open space to serve each dwelling unit whether through increased minimum lot areas, generous yard spaces or commonly owned open space areas. Require residential developments to preserve the natural features of each site, such as woods, topography, natural drainage and retention areas. Encourage a variety of housing types, both site-built and factory-built, including single family, two family and, when suitably located and serviced, apartment type development. Restrict aesthetically incompatible housing types, such as units having a width of less than 20 feet, to locations within licensed mobile home parks. Permit manufactured housing that is aesthetically compatible with site built housing to be located in the community wherever comparable housing is located.
2. The township has received an email from Scott Barker, Sanitarian with St Clair County stating “I walked the land south of the home where the owners are proposing to have a parcel split off their parent parcel. The soils in the area of the proposed split was primarily sand and the area was also large enough and at a high enough elevation that flooding would not be an issue for a new construction home.” Dated 06/27/2023.
3. There is not to be an expected increase in traffic demand that would impact congestion or hazards on Parks road due to the rezoning of the parcel in question.
4. The master plan future land use map supports the change and the master plan objectives support the change.
5. The land division must meet the minimum zoning ordinance requirements for the Residential district if approved.

The planning commission has found that the facts in the case and that the findings and

standards set forth in Wales Township Ordinance and the Wales Township Master Plan

apply to the rezoning consideration, therefore the rezoning request has been approved.

ROLL CALL – Kimmen – yes, Downey – yes, Glass – yes, Jewell – yes, Perry – yes, Watkins – yes. All Ayes – Motion Passed.

**Old Business**

1. None

**New Business**

1. Schedule hearing for site plan review for Goodells Mini Storage

-Carly spoke with applicant and he would like hearing schedule at regular Planning Commission Meeting on October 16, 2023.

Carly made a motion to schedule hearing for Goodells Mini Storage on October 16th, 2023 at 7pm at Township Hall, Second by Jewell

ROLL CALL – Kimmen – yes, Downey – yes, Glass – yes, Jewell – yes, Perry – yes, Watkins – yes.

All Ayes – Motion Passed.

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

**Next Meeting date**: October 16, 2023, 7 pm

**Submitted by:**

**Stacey Wright**

**Recording Secretary**