

Wales Township Planning Commission
Regular Meeting Minutes
April 16, 2019

Meeting opened at 7:04 p.m. with the Pledge of Allegiance.

Roll Call: Members present: Gayle Perry, Chair; David Basnaw, Vice-Chair; Kevin Watkins, Secretary; Larry Thomson, Board Representative; John Minor, ZBA Representative; David Jewell, member.

Absent: Nicole Downey, member, excused.

Also present: Recording Secretary J. Duncan and no members of the public.

Approval of Agenda: **Motion** by Basnaw, second by Thomson, to approve the agenda with the additions of Correspondence items C, D, E, and F. All in favor, motion carried.

Approval of Minutes of the March 19, 2019 meeting. **Motion** by Minor, second by Jewell, to approve the 3-19-19 Minutes. All ayes; motion carried.

Questions from the public: None.

Correspondence:

- a. Spring Metropolitan Planning Commission workshop, 4-29-19. The Board has approved payment for attendance at the meeting. Our Professional Planner, Davis Scurto, will be a speaker at the workshop.
- b. Copies of Board-passed Solar Ordinance.
- c. Township Calendars for 2019-2020.
- d. Workshop review notes from Zoning Administrator. Items that the Z. A. feels the Planning Comm. should examine carefully. Minor suggested that the notes from the Zoning Administrator be addressed. **Motion** by Thomson, second by Minor, to accept the note from the Zoning Administrator, and use it to be referred to at the proper times for the pages mentioned. All ayes; motion carried.
- e. Workshop memo from Supervisor. She thanked members for their efforts, also would like to see more clarity in Minutes.

Old Business:

- a. Zoning Ordinance workshop. (move to the end of the Business Session.)

New Business:

- a. Set Public Hearing dates; Special Meeting dates. **Motion** by Thomson, second by Basnaw, to set Tuesday, May 21st, as the next Workshop session meeting date. All in favor, motion carried. **Motion** by Thomson, second by Jewell, to set Tuesday, June 18th, as the following workshop session meeting date. All in favor, motion carried.

Reports: Thomson pointed out that April is a regular Planning Commission meeting date; not a workshop date, and as such should have Reports listed on the Agenda. That being correct, he gave a report from the Board of Trustees on their recent actions. The Board passed the Solar Ordinance. It has been advertised, and will be effective thirty days from publication unless challenged. He also related that Sheriff Tim Donnellon attended the last Board meeting, and gave a slide presentation on the Recreational Marijuana issue. Watkins was upset because the

Planning Commission members were not advised in advance that Donnellon would be a presenter. It was on the official agenda of the Board.

Zoning Ordinance Workshop.

Workshop began at 8:00p.m., on page 17.

Minor asked that, at some time, the members come back to the Section on the villages, and try to find ways to reinvigorate them. What can be done at the Planning level?

Minor suggested that the members consider rezoning some of the sandy areas of the township, capable of closer septic systems, to Residential. His example was Eckles Road.

XI, Multiple. Minor re-emphasized the need for sandy sites for Residential building.

Section XVI, Schedule of District Regulations. Referring to Zoning Administrator's notes, the portion of Section 16.01 on business and industrial lot sizes and set-backs was reviewed. Minor stated that we need more information than we have, and suggests we have the Planner look at this Section, or at least look at what the neighboring communities have done. Basnaw says we need to investigate this. **Motion** by Minor, second by Thomson, to have Recording Secretary send memo to the Planner for some guidance on Section 16.01, items B-1 ,B-2, I-1, and I-2; minimum lot sizes. After discussion, **motion** by Minor to amend the previous motion to include the whole Section XVI. Thomson agreed to the amendment, but reminded Minor that the Planning Commission needs Board approval to spend Township funds. Vote on amendment, all ayes; vote on original motion, all ayes. Motions carried.

Zoning Administrator's second concern: Section 16.02, B; minimum yard set-backs. Thomson said that it's getting late, so let's quit for now.

Adjournment: **Motion** by Thomson, second by Basnaw, to adjourn. All ayes. Meeting adjourned at 8:37 p.m.

Next regularly scheduled meeting date: July 16, 2019.

Respectfully submitted,

Judy Duncan, Recording Secretary