

## Wales Township Planning Commission

### Workshop Meeting Minutes

May 21, 2018

- I. Meeting opened at 7:02 p.m.
- II. Pledge of Allegiance.
- III. Members present: D. Basnaw; D. Jewell; G. Perry; J. Minor; K. Watkins; L. Thomson.  
Members absent: N. Downey, excused.  
Also present: Recording Secretary J. Duncan and no members of the audience.
- IV. Approval of Agenda: Supervisor E. Masters had presented the Planning Commission members with two memos; one requesting that they place a public Hearing on their June 18 meeting agenda to amend the wording of Zoning Ordinance Section 20.27 (signs); and one to work on developing a plan for Solar Collection and Processing. J. Minor questioned the procedure of the Township Legislative body requesting the Planning Commission to set a date for a Public Hearing on an Ordinance change, without prior advice from the Planning Commission or the Planner.
- V. **Motion** by Minor, second by Thomson, to approve agenda with additions of items V.a., Public Hearing; and V.b., Solar Ordinance. All ayes; motion carried.
  - a. Hold Public Hearing on Zoning Ordinance Section 20.27 **Motion** by Thomson, second by Jewell, to hold a Public Hearing on Section 20.27 of the Wales Township Zoning Ordinance on June 18, 2018. All ayes; motion carried.
  - b. Solar Ordinance. Just as the discussion was beginning on the subject, Minor went back to his opinion of the decision to hold a Public Hearing without prior Planning Commission input. There was some confusion as to which topic was under discussion at the present time. Minor continued on his topic, so the discussion went back to the Signs Ordinance. After some time with no progress, Thomson **moved**, and Watkins seconded, to end the discussion at this time. Roll call vote was taken: Basnaw, nay; Jewell, nay; Perry, nay; Minor, nay; Watkins, abstain; Thomson, aye. With four nays, one abstention, and one aye, the motion failed. Discussion continued. After more discussion, Basnaw asked if anyone had an objection to the proposed wording change on page 124. Minor said, "I would". And voiced his objection. Basnaw then asked about page 126. Minor gave same objections. Thomson said his problems with the present Ordinance is that the proposed right-of-way usage was designed by the County to save money in the future if a road is widened, and in the meantime deprives people of full use of their property without compensation. Minor said the Courts have ruled that is not a "taking". Jewell is concerned that if a large sign is placed too close to the road, it will interfere with line-of-sight. Minor said his concern is that if a road is widened, it will be more expensive for the Road Commission. **Motion** by Minor, second by Watkins, to state that the Planning Commission does not concur with the changes proposed by the Legislative body, but would accept the 10' set-backs, but from the proposed right-of-way, not the road right-of way. Roll call vote taken: Minor, aye; Watkins, aye; Jewell, aye; Perry, aye; Thomson, pass; Basnaw, aye; Thomson, aye. Six ayes; motion carried.

- VI. Continuing with the Solar Ordinance topic, the members reviewed the Supervisor's memo, and the sample Ordinances given. After some discussion, Thomson suggested that the members consider looking at the Greenwood Township plan; and seeing if it could be adopted and modified to fit Wales Ordinance needs. Also, they should consider the Grant Township Ordinance. **Motion** by Minor, second by Thomson, that the Greenwood Township Solar Ordinance be used as a template, and be sent to our Professional Planner for modifications to suit Wales Township's Ordinance. All ayes; motion carried.
- VII. Discussion on Master Plan, beginning on Section six. Moved to next meeting because of time.
- VIII. Next workshop session set for June 18<sup>th</sup> 2018. Set date for additional workshop sessions.
- IX. Adjournment. Next regular meeting date; July 16, 2018. **Motion** to adjourn by Thomson, second by Jewell. All ayes; meeting adjourned at 8:43 p.m.

Respectfully submitted,

  
Judy Duncan, Recording Secretary