

Wales Township Planning Commission
Workshop Meeting Minutes
June 18, 2019

Meeting opened at 7:00 p.m. with the Pledge of Allegiance.

Roll Call: Members present: Chair Gayle Perry; Vice-Chair David Basnaw; Secretary Kevin Watkins; Board Representative Larry Thomson; ZBA Representative John Minor, arrived at 7:14; member Nicole Downey.

Absent: Member David Jewell, excused.

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

Approval of Agenda: **Motion** by Watkins, second by Thomson, to approve the agenda with the additions of items B and C to Correspondence; Anderson letter and Scurto letter. All present in favor, motion carried.

Approval of Minutes of the May 21, 2019 meeting. **Motion** by Minor, second by Watkins, to approve the 5-21-19 Minutes, as presented. All present in favor, motion carried.

Questions from the public: None.

Correspondence:

- a. Zoning Ordinance Book notes. None presented.
- b. Letter from Stephen Anderson, regarding the marijuana legislation. Watkins commented on the Anderson letter, saying he is engaging in "scare tactics", and wants to know what power, if any, the Planning Commission has over this issue.
Thomson gave his Board of Trustees report early because Watkins brought up the subject Thomson was going to speak on. Thomson said he agreed with Watkins, and was the only "no" vote on the Board's opposition to the marijuana issue. He explained why, just as he did at the Board meeting.
Watkins asked "what are we here for if we have no power?" Basnaw said that most of the recommendations made by the Planning Commission to the Board have been agreed to by the Board.
Minor thinks addiction is a serious problem; substance abuse is detrimental, and for people to make personal gain on addictive products is abhorrent. He gave a long discourse on all addictives. Watkins said he believes pharmaceutical companies are robbing the public.
- c. Letter from Mr. Scurto, Planning Consultant, in response to Supervisor Master's request for advise on zoning. He sent some possibilities that we may find useful when working on Section XVI. Minor stated that he talked with Masters, is happy with her contacting the Planner, and his response.

Board Member report: Thomson said he didn't realize this meeting was a workshop, and prepared a Board of Trustees report. He requested that the Chair allow him to present it, which she did.

Mr. Eugene Haley, a Board of Review member for many years, presented his letter of resignation to the Board of Trustees. He will be greatly missed.

The Mt. Pleasant cemetery is getting a partial fence, to try to prevent further vandalism.

The Deputy Clerk and Deputy Treasurer are getting raises, to encourage retention of

valuable employees.

Old Business:

- a. Zoning Ordinance workshop. Resume at Section XVI.

Thomson brought up Zoning Administrator Waddy's concerns from the last meeting, on permits on accessory buildings on vacant lands, and allowing elderly or sick people to live on family's land. Minor said we should take up these issues in Section XVIII, not Section XVI. For instance, in Lambs community, just outside of platted Lambs, there is a box trailer on someone's property. Thomson said that he feels that being forced to go to the Planning Commission or Zoning Board of Appeals for special consideration is financially prohibitive. Special considerations could be accommodated if properly written, but if you are not going to enforce an Ordinance, don't pass it! Watkins thinks that every Ordinance should be enforced, no matter what the cost.

Basnaw asked how large a shed can be built without a permit. It will be checked.

Minor read the list of all the Special Uses, without action.

Perry asked "What are we going to do about Waddy's concerns?", without a response.

Thomson moved to close discussion on Section XIX, . With no second, the motion was withdrawn.

Section XX.02; Accessory Buildings. Basnaw,s opinion is that if an accessory building is allowed, it can be used for whatever. Thomson **moved** that we take this (Section XX) up at the next meeting. Watkins seconded. All in favor; motion carried. Minor made a statement before closing. He apologized for being so emotional at the last meeting, but he and others had worked for two years on creating the Thoroughfare Plan, and in an instant, it was gone! He said he hoped he, and we all, can do better.

New Business

- a. Set public Hearing dates / Special meeting dates. There are no hearings scheduled, and the next meeting date is already set as a regular quarterly meeting.

Public Participation: None.

Adjournment: **Motion** by Thomson, second by Basnaw, to adjourn. All in favor; motion carried. Meeting adjourned at 8:57 p.m. Next regularly scheduled meeting date July 16, 2019.

After the adjournment, Watkins suggested that we create a time for a roundtable discussion after the closing of each meeting.

Respectfully submitted,

Judy Duncan, Recording Secretary