

**WALES TOWNSHIP PLANNING COMMISSION  
PUBLIC HEARING & WORKSHOP  
JUNE 18, 2018**

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

ROLL CALL: Present: David Basnaw, Nicole Downey; David Jewell; John Minor; Gayle Perry; Larry Thomson.

Absent: Kevin Watkins, excused.

Also present: Recording Secretary Judy Duncan and one member of the public.

AGENDA: **Motion** by Thomson, second by Jewell, to approve the agenda as presented. All ayes; motion carried.

APPROVAL OF MINUTES: None presented.

*Scheduled Public Hearing on notice for Zoning Amendment.*

- a. *Chair opens Public Hearing at 7:04 p.m*
- b. *Chair summary of issues. Presented by Board representative Larry Thomson.*
  - i. *Statement of general case*
  - ii. *Explanation of Order of Business*
  - iii. *Statement of rules for Public Hearing*
- c. *Applicant present. Not applicable*
- d. *Public input*
  - i. *Correspondence received pertinent to application. None.*
  - ii. *Persons speaking in support. None.*
  - iii. *Persons speaking in opposition. None.*
- e. *Chair closes public hearing at 7:09.*

*Consideration of Applicants request. Not pertinent.*

**OLD BUSINESS**

A. Discussion on proposed Solar Ordinance.

A motion was passed at the last workshop session to request that the Board of Trustees send the Greenwood Solar Ordinance on to the Planner, to be used as a template, and modified to fit Wales Township's Ordinance Book. Minor asked if the Planning Commission has sent the item on to the Board? Yes. Basnaw asked if the Board has acted on this? Yes, it has been passed on to the Planner, and the amendment passed by the Board in 2010 to Ordinance #43, Section 16.02, B, made the Planning Commission complaint moot.

Minor didn't recall changes made in 2010, and feels that the Planning Commission is being cut out of the loop in such matters. Thomson explained that it went through the proper channels. Minor expressed hope that the Planning Commission members will see what the Planner sends to the Board. Thomson assured him that would happen. Minor said we will have other issues like this come up. He is very concerned with not having the Planner present during deliberations. Audience member Marie Muller suggested that the public have a say on subjects in advance of action.

B. Continue work on Master Plan updating.

The Board of Trustees agreed to purchase the updated charts and graphs requested by the Planning Commission from St. Clair County Metropolitan Planning. These have been

delivered to the members. **Motion** by Minor, seconded by Jewell, to take the information obtained from Metro Planning and send it to the Planner to incorporate it into the Master Plan book. After Downey asked if the Township office staff is capable of doing the work in house, and being assured that they are capable of handling the project, Jewell withdrew his second, and Minor withdrew his motion, to change it to **motion** by Minor, second by Jewell, to take the information obtained from Metro Planning and send it to the Township office staff to incorporate it into the Master Plan. Roll call vote taken: Minor, aye; Jewell, aye; Basnaw, aye; Perry, aye; Thomson, aye; Downey, aye; Watkins, absent. Six aye; motion carried.

Discussion on Section on Natural Resources. There is not much that can be changed until page 64, Agricultural Lands. There was some discussion on "Do we want to protect agricultural lands or not?". Minor thinks the portion on farmlands might be looked at further. Discussion on Community Facilities and Services. On page 66, Parks and Recreation, Minor feels that the Planning Commission should be in control of the township park. He would also like to have a joint Planning Commission/Township Parks Committee. Thomson feels that too many bodies can cause confusion. **Motion** by Minor, second by Downey, to have a joint committee meeting with the Parks and Rec. Committee, and have them help with the Recreation Plan. Roll call vote taken: Minor, aye; Downey, aye; Basnaw, aye; Jewell, aye; Perry, aye; Thomson, aye. Six ayes; motion carried.

Discussion on Utilities; page 67. Minor thinks there is a need for more information than the simple statement present.

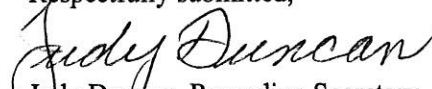
It was decided to pick up on page 70 at the next meeting. Basnaw would like to have some workshop session at the end of the regular meeting in July. He also suggested that Planning meets with the Parks group at the next Planning Commission workshop, if possible, or the next regular meeting.

NEW BUSINESS: Set Public Hearing dates/Special Meeting dates. None set.

PUBLIC PARTICIPATION: None

ADJOURNMENT: **Motion** by Basnaw, second by Perry, to adjourn. All ayes, meeting adjourned at 8:50 p.m. Next regular meeting - July 16, 2018.

Respectfully submitted,

  
Judy Duncan, Recording Secretary