

**WALES TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
JULY 16, 2018**

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

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

Absent: David Jewell, excused.

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

AGENDA: **Motion** by Minor, second by Watkins, to approve agenda with the additions of memos from Supervisor Masters on the Greenwood Twp. Solar Plan, the removal of a tower, and the U. of M. Website; also the addition of Item A. in Old Business, voting for a Planning Commission Chairperson, moving continuing review of the Master Plan to Item B. Six ayes, one absent; motion carried.

APPROVAL OF MINUTES: **Motion** by Perry, second by Watkins, to approve the Minutes of the April 16, 2018 meeting, as presented. Six ayes, one absent; motion carried.

Motion by Thomson, second by Watkins, to approve the Minutes of the May 21, 2018 meeting, as presented. Six ayes, one absent; motion carried.

Motion by Watkins, second by Thomson, to approve the Minutes of the June 18, 2018 meeting, as presented. Six ayes, one absent; motion carried.

QUESTIONS from the public on agenda items. None.

CORRESPONDENCE:

- A. Memo from Supervisor re: Greenwood Twp. Solar Ordinance sent to Planner. Planner has yet to respond to Wales.
- B. Memo from Supervisor re: old tower from Wales Ridge Rd. has been removed.
- C. Memo from Supervisor re: Report on Michigan local government approaches to planning and zoning, from the Michigan Public Policy Survey (MPPS), with links to specific sites.

GUEST PRESENTATION: None.

REPORTS:

- A. Zoning Administrator. Not in attendance.
- B. Planning Consultant. Not in attendance.
- C. Township Board representative. Thomson made the members aware of MI. HB 6049, which would take assessing away from local hands. He also explained a Court action being taken against a blight situation. He said the dead elm tree at the entrance to the Hall will be removed soon.
- D. Zoning Board of Appeals representative. No ZBA meetings since January.
- E. Committees. Minor said there will be a Parks Committee Thursday, July 19th, at 5:30 p.m., and SCCP&R Chairman Mark Brochu is expected to be in attendance. He also brought up the issue of Memphis School District collecting their taxes on the summer tax bill rather than the winter bill.
- F. Other reports. None.

OLD BUSINESS.

A. Fill position of Planning Commission Chairperson.

The position of Chair has been open for some time, and Vice-Chair Basnaw has been filling in. He has said that he does not wish to have the Chairmanship. Perry said she would be willing to serve, if nominated. Watkins said he would be willing to be Vice-Chair. When told that Basnaw was not exiting that position, Watkins was told he could be the Secretary, as Perry would have to resign that position if she became Chair. There being no other nominations, nominations were closed. **Motion** by Thomson, second by Basnaw, to elect Perry as Chair, and Watkins as Secretary. Vote was six ayes, one absent; motion passed.

B. Continue with review of Master Plan. It was decided to move New Business ahead of working on the Master Plan, so discussion began on dates for future workshop sessions. Those in attendance agreed that they each could make the dates considered, so **motion** by Basnaw, second by Thomson, to have the next workshop session August 20, 2018, at 7p.m. at the Hall. Six ayes, one absent; motion carried. **Motion** by Minor, second by Downey, to have another workshop session on September 17, 2018, at 7p.m. at the Township Hall. Six ayes, one absent; motion carried.

Workshop session began on page 70 of the Master Plan. Minor gave a lengthy dissertation on the history of the Thoroughfare Plan. Thomson asked Minor, "What killed Lambs?" Minor said, "the railroad closed down just after WWII; this just shows the importance of a Thoroughfare Plan". Minor brought up the fact that Wales does not allow private roads. He said we might have to consider driverless cars soon. Thomson said that on page 72 the Master Plan says "Wales Township has no private roads". He said, if we don't want private roads, isn't this the time and place to consider saying so? Basnaw asked if we wish to remain an agricultural community, and suggested cluster housing as a way to preserve farmland. Thomson stated his position, saying people should have good use of their property, and be able to profit if they can, but not at the expense of the community as a whole. When required set-backs were discussed, Thomson said he doesn't think we MUST agree with County proposals.

At this time, new Chair Perry said we will close the session for this evening, and resume on page 74.

NEW BUSINESS. Set dates for workshop sessions. Finished under Old Business.

PUBLIC PARTICIPATION: None.

ADJOURNMENT: **Motion** by Thomson, second by Basnaw, to adjourn. Six ayes, meeting adjourned at 8:40 p.m. Next regular meeting date - October 15, 2018.

Respectfully submitted,

Judy Duncan, Recording Secretary