

Wales Township Planning Commission  
Regular Meeting Minutes  
July 16, 2019

Meeting opened at 7:03 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 three members of the public.

Approval of Agenda: **Motion** by Perry, second by Jewell, to approve the agenda with the additions of Correspondence items D, E, F, G, and H. All in favor, motion carried.

Approval of Minutes of the June 18, 2019 meeting. **Motion** by Basnaw, second by Watkins, to approve the 6-18-19 Minutes. All ayes; motion carried.

Questions from the public: Mr. Wm. Latimer owns 79 acres on Stapleton Road. He wants to obtain a building permit for a pole building with attached living quarters, to serve both as storage and living uses. Mr Waddy replied with Township regulations. Watkins talked about hardships.

Correspondence:

- A. MTA Training sessions.
- B. Enbridge Energy information.
- C. Legal update information.
- D. DCP Midstream Pipeline information;
- E. SEMCO Energy information;
- F. memo from Zoning Administrator Waddy;
- G. memo from Supervisor Masters;
- H. memo from Deputy Treasurer Patty M.

Guest presentations. None.

Reports:

- A. Zoning Administrator. Mr. Waddy brought up fence heights in the State Zoning rules. Two years ago the State Building Code changed; it now allows seven foot high fences instead of six foot limits. He would like for our Ordinance to comply with the State. Minor suggested placing the item on the next workshop agenda.
- B. Planning Consultant. Not present.
- C. Township Board representative. Thomson reported on the Board actions at the July meeting.
- D. Zoning Board of Appeals representative. Minor said there have been no recent meetings.
- E. Committees. Thomson reported that the Township Parks and Recreation Advisory Committee now has regularly scheduled meetings.
- F. Other reports: None.

New Business: (moved ahead of the workshop session)

- A. Set Public Hearing/Special Meeting dates. **Motion** by Thomson, second by Watkins, to set Tuesday, August 20, as the next workshop session. All ayes, motion carried.

Old Business:

- A. Workshop on updating the Zoning Ordinance book. Workshop opened at 7:29 p.m. Minor discussed items under Accessory Buildings, speaking as the Chair of the ZBA. Waddy explained the laws concerning accessory buildings. Minor explained that allowing a variance as part of a hardship does not set a precedent. Waddy says requests for storage buildings on vacant land is his most frequent request. He would like to have them allowed in the Ag. Districts, and some other districts, but not all. Minor doesn't. Thomson questioned the wording of "accessory building". Accessory to what? Minor **moved** to create an Ordinance to allow accessory buildings on vacant Agricultural land. Thomson seconded. Jewell worried that we are losing potential property owners because of restrictions. Waddy proposed allowing 200 sq. ft. buildings on vacant property. Those buildings already don't require a building permit. Minor amended his motion to include 200 sq. ft. buildings. Thomson amended his second to comply. Roll call vote was taken: Minor, aye; Thomson, aye; Basnaw, nay; Jewell, aye; Perry, aye; Watkins, aye; Downey, absent. Five ayes; one nay; one absent: motion carried. Thomson questioned who writes the Ordinance. He volunteered to write the draft Ordinance and present it to the Planning Commission members at the next workshop meeting, and they can do with it as they please. No objections were raised. Minor suggested looking at other communities' ordinances. Section 20:03, items 1,2,and 3 are all for manufactured housing; no changes needed. Minor would like to see protective action taken on 20:06 sometime in the future. Section 20:13, fences. **Motion** by Minor, second by Thomson, to amend section 2-A of Section 20.13 to match the State Building Code. All in favor. Motion carried with six ayes and one absent. Waddy brought up the issue of providing living spaces for elderly, or those with health problems, family members. Minor suggested making this a special issue of it's own, to be considered separately. Place this on the next agenda. **Motion** by Perry, second by Basnaw, to close the workshop session at Section 20:13, fences. All ayes; motion carried. Workshop closed at 8:49 p.m.

Adjournment: **Motion** by Minor, second by Jewell, to close the meeting. All ayes, motion carried.

Meeting adjourned at 8:50 p.m.

Next regularly scheduled meeting date October 15, 2019.

Respectfully submitted,

Judy Duncan, Recording Secretary