

**WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR SEPTEMBER 9, 2026 MEETING**

1. Meeting called to order at 6:30 pm by Chairman Larry Brenner.
2. **Roll Call:** Members Present: Larry Brenner, Matt Miner, Deb Nardin, Jerry Ross, Rodney Standish, Scott Sprague & Township Planner Rebecca Harvey. Jim Stoddard was absent with prior notice.
3. **Approval of minutes** from 8-12-26 meeting: Motion by Commissioner Nardin to accept the minutes with revision, 2nd by Commissioner Standish, All Aye, motion Passed
4. **Approval of agenda** for 9-9-26 meeting: Motion by Commissioner Standish to accept the agenda as written, 2nd by Commissioner Nardin, All Aye, motion passed.
5. **Communication:** Miner gave an update from the Township Board Meeting on 8/10/26 and let everyone know the Township Board is still looking for a candidate for the at-large position on the fire board and there will be a blood drive on 10/13/26 from 12pm-4:30pm at Township Hall. Chairman Brenner informed everyone Watson Township has given notice they are going to be reviewing their masterplan.
6. **Public Comment #1:** None
7. **New Business:**
 - a. **Public Hearing:** An application for Special Use from Jack and Kay Herp, property owners at 3207 5th St., also known as permanent parcel 03-024-010-023-30 for a temporary dwelling subject to the provisions of Section 3.03 of the Wayland Township Zoning Ordinance.
 - i. **Open Public Hearing:** Chairman Brenner opened the public hearing
 - ii. **Applicant Overview:** Kay Herp said they just want a yes or no to keep living the way they are or not. Their daughter is disabled and would be living in the temporary dwelling with her fiancé and her daughter.
 - iii. **Planner's Report:** Township Planner, Rebecca Harvey went through her report. It was noted that even though there is already a temporary dwelling on the parcel from a previous Special Use Application, this application should be reviewed as new and that the existing temporary dwelling is not there. Ms. Harvey also noted page 3 of her report. She suggested that the Planner's determine if section "3.03 b) Temporary Dwellings" of the Zoning Ordinance is satisfied before moving on to determine if section "18.03- Special Land Use Review Criteria" is satisfied by the applicant
 - iv. **Public comment in regards to this application.:** No public comments. One letter has been received in opposition to the request.
 - v. **Close Public Hearing:** Chairman Brenner closed the public hearing at 6:55pm
 - b. **Special Use Permit Application:** Jack and Kay Herp, property owners at 3207 5th St., also known as permanent parcel 03-024-010-023-30 for a temporary dwelling subject to the provisions of Section 3.03 of the Wayland Township Zoning Ordinance.
 - i. Commissioners discussed the application mater and the report from Rebecca Harvey.
 - 1 Miner asked the Herps how much care they provide for their disabled daughter. Mrs. Herp replied "None" and has a fiancé that does everything for her.
 - 2 Miner stated he and the other commissioners are not doctors so it is hard to determine what qualifies as disabled.
 - 3 Commissioner Sprague said he is familiar with these impairments and they are listed on the social security website as disabilities.
 - 4 Commissioner Standish is worried about what happens when Jack and Kay pass away. Will their daughter move into the primary residence and

then the granddaughter move into the temporary dwelling? The Herps replied that the grand daughter is not disabled in anyway.

- 5 Commissioner Nardin has an issue with the two additional occupants who will be living in the temporary dwelling. Ms. Herp replied that yes, the plan would be for her daughter to move into the primary residence but the granddaughter is not disabled. The application does not list two additional occupants.
- 6 Chairman Brenner asked if the members think the application qualifies for consideration of section 3.03. Miner, Standish, Nardin, Brenner-No. Ross, Sprague- Yes. 4-2 in favor of the No's.

ii. Miner made a motion, 2nd by Standish, to deny the Special Use Application from Jack & Kay Herp because the application does not qualify based on the disability of the applicant and the proposed occupancy of the temporary dwelling. Roll Call Vote. Miner-Yes, Standish-Yes, Brenner-Yes, Nardin-No, Sprague-No, Ross-No. Vote is 3-3. Motion does not pass and results in a No Action.

iii. Application is tabled until the October meeting for deliberations to pick back up.

8. **Old Business:**

a. **Preliminary Site Plan Review:** Application for Gun Lake Storage by Zachary Wilson at 2870 10th St, (Parcel #24-019-042-10) Tabled from 7-10-26 Meeting. No new information has been received. No action will be taken until the applicant submits a new site plan.

b. **Data Center Ordinance:** Miner gave an update from the Data Center Seminar hosted by PCI on 8/31. Miner, Nardin, Ross, Standish, Stoddard and Township Board Trustee, Jim Stein, all attended. It was informative. Chairmen Brenner asked the commissioners review the model Data Center Ordinance that was recently published by MTA.

9. **Public Comment #2:** Mike Smith said he was there to let the township know that residents don't want Data Centers or Flock Cameras in Wayland Township.
10. **Adjournment:** Motion by Nardin, supported by Standish to adjourn at 8:44pm. All Aye.

Matthew Miner, Secretary, Wayland Township Planning Commission