

WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR JULY 8, 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, Jim Stoddard, Scott Sprague & Township Planner Rebecca Harvey.
3. **Approval of minutes** from 6-10-26 meeting. Revision needed to show that Commissioner Sprague was present and not absent: Motion by Commissioner Nardin to accept the minutes with revision, 2nd by Commissioner Ross, All Aye, motion Passed
4. **Approval of agenda** for 7-8-26 meeting: Motion by Commissioner Standish to accept the agenda as written, 2nd by Commissioner Stoddard, All Aye, motion passed.
5. **Communication:** Miner gave an update from the Township Board Meeting on 7/6/26 and let everyone know the Township Board is still looking for a candidate for the at-large position on the fire board.
6. **Public Comment #1:** None
7. **New Business:**
 - a. **Public Hearing:** Text amendment to amend the Wayland Township Zoning Ordinance to add a temporary moratorium on considering applications for Data Centers; to research the impacts of data centers; to allow the Wayland Township Planning Commission to complete a study of the Township Zoning Ordinances and regulations, and to possibly implement text amendments; to allow for public input; to set a term for the moratorium and to allow for an extension of the moratorium.
 - i. Amendment overview was given by Rebecca Harvey
 - ii. Public comment in regards to this amendment: Allen Swank asked what Rebecca's position is with the Township? Harvey replied she is the planning consultant.
 - iii. Close public hearing. Public Hearing was closed at 6:41pm
 - iv. Commissioners discussed the need for the moratorium and that they were advised by legal counsel and Ms. Harvey that a moratorium is necessary so no Data Center Applications can be heard while the Township gather's information while crafting a Data Center Ordinance.
 - v. A motion was made by Miner with support from Standish to recommend the Township Board adopt a 12-month moratorium. Roll Call Vote: Brenner-Yes, Miner-Yes, Nardin-Yes, Ross-Yes, Sprague-Yes, Standish-Yes, Stoddard-Yes. Motion approved 7-0.
 - b. **Public Hearing:** Text amendment to amend the Wayland Township Zoning Ordinance to revise Section 3.49 – Solar Energy Systems (Subsection g. – Solar Farms) to revise requirements related to applications, setbacks, screening, decommissioning, administration costs, and removal cost guarantees and add requirements related to ground cover, land clearing, lighting, sound, host community agreements, and complaint resolutions.
 - i. Amendment overview was given by Rebecca Harvey
 - ii. Public comment in regards to this amendment: Eric Bain asked about decommissioning and what happens if a solar field is severely damaged in a storm.
 - iii. Close public hearing: Public hearing was closed at 6:57pm
 - iv. Discussion amongst the commissioners mostly about how they have spent many months and seen multiple redvisions of this amendment. Stoddard asked what the options were. Harvey replied: a recommendation to the township board to approve the amendment, revise the amendment or table taking action tonight.

v. A motion was made by Stoddard with support from Nardin to recommend the Township Board adopt the Text amendment to revise section 3.49-Solar Energy Systems (Subsection g-Solar Farms). Roll Call Vote: Brenner-Yes, Miner-Yes, Nardin-Yes, Ross-Yes, Sprague-Yes, Standish-Yes, Stoddard-Yes. Motion approved 7-0.

c. Public Hearing: Text amendment to amend the Wayland Township Zoning Ordinance to add Section 3.50 – Off-Site Battery Energy Storage Systems (BESS) to provide definitions and establish requirements related to applicability, development standards, installation and operations, decommissioning, host community agreements, complaint resolutions, application and review.

- i. Amendment overview was given by Rebecca Harvey.
- ii. Public comment in regards to this amendment: Citizen was concerned about protection on fire and the cost to fight the fire. Eric Bain- Was curious what is the distinction between an on-site and off-site BESS. Eric Bain asked if this was specific to “chemical batteries”
- iii. Close public hearing: Public hearing was closed at 7:07pm
- iv. Sprague asked if this was organically created or modeled after other communities’ ordinances. Becky said it was modeled from many other communities.
- v. A motion was made by Nardin with support from Stoddard to recommend the Township Board adopt Text amendment to amend the Wayland Township Zoning Ordinance to add Section 3.50 – Off-Site Battery Energy Storage Systems (BESS) Roll Call Vote: Brenner-Yes, Miner-Yes, Nardin-Yes, Ross-Yes, Sprague-Yes, Standish-Yes, Stoddard-Yes. Motion approved 7-0

d. Public Hearing: To amend the Wayland Township Zoning Ordinance to add Section 3.51 – On-Site Battery Energy Storage Systems to establish requirements related to location, lot coverage, setbacks and permitting

- i. Amendment overview was given by Rebecca Harvey.
- ii. Public comment in regards to this amendment: None
- iii. Close public hearing: Public hearing was closed at 7:11pm
- iv. Commissioners had no comments or questions about this amendment.
- v. A motion was made by Standish with support from Nardin to recommend the Township Board amend the Wayland Township Zoning Ordinance to add Section 3.51. Roll Call Vote: Brenner-Yes, Miner-Yes, Nardin-Yes, Ross-Yes, Sprague-Yes, Standish-Yes, Stoddard-Yes. Motion approved 7-0

e. Public Hearing: Text amendment to amend the Wayland Township Zoning Ordinance to amend Section 13.03 – Uses Requiring a Special Land Use Permit (I-1 District) to add Subsection z) Off-Site Battery Energy Storage Systems.

- i. Amendment overview was given by Rebecca Harvey
- ii. Public comment in regards to this amendment: None
- iii. Close public hearing: Public hearing was closed at 7:13pm
- iv. Commissioners had no comments or questions about this amendment;
- v. A motion was made by Ross with support from Stoddard to recommend the Township Board adopt the Text amendment to amend the Wayland Township Zoning Ordinance to amend Section 13.03. Roll Call Vote: Brenner-Yes, Miner-Yes, Nardin-Yes, Ross-Yes, Sprague-Yes, Standish-Yes, Stoddard-Yes. Motion approved 7-0

f. Preliminary Site Plan Review: Application for Gun Lake Storage by Zachary Wilson at 2870 10th St, (Parcel #24-019-042-10)

- i. Mike Lowe who is the engineer for the project was present on behalf of Zachary Wilson. He gave a brief overview of the project.
- ii. Rebecca Harvey went through her report. It was noted that the storage units are allowed by use in the AG district if they are **NOT** mini storage units but are storage units for recreational vehicles. Mini storage units are only allowed by S.U.P in the Commercial zoning.
- iii. Commissioners had some concerns:
 - 1 With where the drive connects to 10 street but that will be decided by Allegan County Road Commission.
 - 2 Frontage on 10th street. 500 feet is required, the applicant parcel has 320 feet. Harvey suggested it may be a lawful nonconforming lot and it would depend on when the split of the parcel was granted. She will check with the county register of deeds office to find out when the split occurred.
 - 3 A new application for a site plan review and fee will be required when the applicant submits the appropriate plans. The escrow application and fee already submitted are sufficient.
 - 4 Since this was a preliminary review, no action is necessary.
- g. **Finding of Facts**-Review the findings of facts provided by the Township Attorney for the Blazing Star Solar Application that was approved on 6/10/26.
 - i. The finding of facts should be submitted for public record alongside the minutes from last month's meeting. The applicant shall also receive a copy. Chairman Brenner asked the commissioners their opinion on when the hours of construction should be as those are currently blank. The commissioners decided to leave those hours blank and see what the applicant submits the development agreement to the Township Board.
 - ii. Chairman Brenner asked about noise specifically about items Q & R. Those two bullet points should swap order to make it more understandable.
 - iii. A motion was made by Commissioner Standish with support from Nardin to include the finding of facts with the meeting minutes from 6/10/26 with the revision of swapping the order of items Q & R mentioned above. All members were in favor. None opposed. Motion carries.
- 8. **Old Business:** None
- 9. **Public Comment #2:**
 - i. Allen Swank introduced himself as a candidate for the 43rd district State Representative and suggested that when the Planning Commission starts working on the Data Center Ordinance, they could require that the data centers operate on a "Closed Loop" cooling system.
 - ii. Kay Herp let the Planning Commission know she has been trying for over a year to get an application submitted for a special use permit for a temporary dwelling. Chairman Brenner let her know that her application had been received on March 30th, but the Planning Commission requested PCI gather more information on April 3rd, before the public hearing be placed on the agenda. Lori from PCI said she would gather more information but nothing has been sent to Wayland Township since then. The agenda has been full the last few months. Mrs. Herp said she would like to be scheduled for the September 9th meeting. Chairman Brenner said that would work.
- 10. **Adjournment:** A motion was made by Commissioner Stoddard to adjourn with support from Ross, All Aye. Meeting adjourned at 8:35 pm.

Matthew Miner, Secretary, Wayland Township Planning Commission