**WAYLAND TOWNSHIP PLANNING COMMISSION**

**MINUTES FOR MAY 11, 2022 MEETING**

1. **Meeting called to order** at 6:30 pm by Chairman Bob Fryling
2. **Roll Call**: Matt Miner, Deb Nardin, Mark Chrusciel, Ron DeVries, Bob Fryling and Jerry Ross, Larry Brenner & Township Planner Becky Harvey.
3. **Approval of minutes**: Chrusciel made a motion to approve the minutes from April 13th, 2022 2nd by Nardin, All Aye, motion passed.
4. **Approval of agenda** for 5-11-22 meeting, Motion to approve the agenda by Nardin, 2nd by Chrusciel. All Aye, motion passed.
5. **New Business**:
   1. Public Hearing: **:** Jim Timmer, Special Use Permit application to construct a private road at parcel number 03-24-016-009-00 (appx address of 3100 7th Street)
      1. Noah Boyd (Wightman Consulting Firm) and Kurt (AVB) both spoke and gave an overview of the request. They expect 56 new cars a day will use 7th street to access the proposed new private drive.
      2. John Kuyt 3107 7th street, asked if there are plans to widen or upgrade 7th street if this application is approved. The road is narrow now, just wider than 1 lane and is OK with the development because that’s better than the gravel pit he heard was going to go in there.
      3. Bruce Hull owns property at 3188 6th Street, Has no issue with development but does have a concern with the placements of homes and how that could limit what can done on his property in regards to hunting and using a firearm. DNR requires 450’ away from nearest dwelling.
      4. Tim Potter 670 Kooiker Dr. bought his property because it is quiet and peaceful area and he wanted to be out closer to nature and not a development. Also expressed concern that 7th street is narrow and may be unsafe for additional traffic
      5. Scott Koosterman owns 3142 7th street. He is opposed to this project. Is curious why he has 1500 feet of frontage but can only put 3 houses on that but the applicant has 750 feet of frontage and can put up 5 houses. (It was explained that the application is for a Private Road and the private road would provide the necessary frontage requirements)
      6. Jim Timmers (applicant) spoke and said he doubts they will actually build all 5 homes
      7. Jerry Clore is associated with the Hull property at 3188 6th Street. He and his kids hunt the Hull property and with the DNR requirement of 450’ he thinks that buffer shouldn’t come from the Hull property if a new home is put within that distance of the property line.
      8. With no other comments from the public, Chairman Fryling closed the public hearing
   2. Jim Timmer, Special Use Permit application to construct a private road at parcel number 03-24-016-009-00 (appx address of 3100 7th Street)
      1. Rebecca Harvey (Township Planner) went through her report.
      2. The was concern about where 7th street (public street) ends and 7th Street (private road) begins
      3. Question was raised if this is a continuation of 7th Street private road or a connection to it?
      4. Is that part of 7th Street a private road or an easement?
      5. Would like the existing portion of 7th street (Private) to be widen and made safer.
      6. Miner made a motion to table the application until the June 8th meeting, support from Chrusciel. All Aye, motion carries.
   3. Discussion with Shawn Boeskool Site Plan Application for a Storage building on Maraleighde Drive. Parcel #03-24-036-013-70. Mr. Boeskool was not in attendance and had not proved an updated site plan for Ms. Harvey to review. Harvey mentioned that Mr. Boeskool had told her PCI said he didn’t need to attend the meeting. Miner will contact PCI and request that all applicants attend the planning commission meetings. Tabled until the next meeting.
6. **Old Business:** 
   1. Text Amendments to the Zoning Ordinance.
      1. Temporary Dwellings: Reviewed proposed changes from the planner, requires a public hearing. Will schedule the next time there is a public hearing for a different topic
      2. Accessory Buildings: Reviewed proposed changes from the planner. Requires a public hearing. Will schedule the next time there is a public hearing for a different topic.
      3. Subdivision Control Ordinance: Reviewed proposed changes from the planner. Needs board approval.
   2. Special Use permits in the Township- Commissioner DeVries is working on this. Nothing to report.
   3. Rezone request application for parcel # 03-24-021-033-00 (2890 6th St.) currently Agricultural (AG) Zoning request to Medium Density Residential (R2) Zoning by Mitchell Potter. Applicant has asked for refund but hasn’t submitted an official withdrawal request. Miner will talk with the clerk and see if the Township can send a certified letter asking for the withdrawal request
   4. Update on Mark Stob (Blue Frog Storage) Site Plan Application, 125 124th Ave. Township Planner Becky Harvey reviewed the revised site plan and approved it administratively. Applicant has provided 3 copies of the revised site plan.
7. **Business Section:**  None
8. **Public Comment:** None
9. **Committee and Special reports:** Miner gave a report from the 5-2-22 Township Board Meeting,
10. **Communications: Miner** gave an update on the Pomranke Sand Mine site visit by PCI. (Stockpiles of materials from offsite were found. PCI will be sending them a letter)
11. **Adjournment**: A motion was made by Commissioner DeVries to adjourn with a 2nd by Chrusciel. All aye. Meeting adjourned at 8:23 pm.

***Matthew Miner, Secretary, Wayland Township Planning Commission.***