**WAYLAND TOWNSHIP PLANNING COMMISSION**

**MINUTES FOR JUNE 8, 2022 MEETING**

1. **Meeting called to order** at 6:35 pm by Chairman Bob Fryling
2. **Roll Call**: Matt Miner, Deb Nardin, Ron DeVries, Bob Fryling and Jerry Ross, Larry Brenner & Township Planner Becky Harvey. Mark Chrusciel was absent with prior notice given.
3. **Approval of minutes**: motion to approve the minutes from 5-11-22 meeting by DeVries 2nd by Ross, All Aye, motion passed.
4. **Approval of agenda** for 5-11-22 meeting, Motion to approve the agenda by Nardin, 2nd by DeVries, All Aye, motion passed.
5. **New Business**:
	1. **PUBLIC HEARING 1:** An application from Paul and Leslie Lettinga for a text amendment to Section 3.17 of the Wayland Township Zoning Ordinance to remove the limitation of hours of operation for all home-based businesses.
		1. John Koons spoke on behalf of the applicants. He gave an overview of the request and the applicants desire to have a 24-hour self-serve dog wash.
		2. Township Planner Becky Harvey went through her report on the request
		3. Chairman Fryling asked for comments from the public, being none he closed the public hearing at 6:40 pm
	2. Discussion with Paul and Leslie Lettinga for a text amendment to Section 3.17 of the Wayland Township Zoning Ordinance to remove the limitation of the hours of operation for all home-based businesses.
		1. John Koons along with Paul & Leslie Lettinga spoke about their request to allow home based businesses to operate 24 hours a day.
		2. Commissioners discussed the request
		3. Chairman Fryling made a motion with support from Nardin to recommend approval by the Wayland Township Board to amend section 3.17 6 of the zoning ordinance to read “The business shall not operate between the hours of 10:00 p.m. and 7:00 a.m. Monday through Saturday, and shall not operate on Sundays or holidays unless otherwise approved by the planning commission.” Miner-Yes, Nardin-Yes, Fryling-Yes, Brenner-Yes, Ross-Yes, DeVries-No Motion Carries 5-1
	3. **PUBLIC HEARING 2:** An application from Paul and Leslie Lettinga, property owners of 19 129th Avenue, also known as parcel number 03-24-024-001-00, for a Special Use Permit to construct and operate a Level 2 Home Based Business subject to Section 3.17 of the Wayland Township Zoning Ordinance.
		1. John Koons along with Paul & Leslie Lettinga gave an overview of their request.
		2. Township Planner Becky Harvey went through her report on the request.
		3. Chairman Fryling asked the audience for any comments or concerns. Being none he closed the public hearing at 7:06 pm.
	4. Discussion with Paul and Leslie Lettinga, property owners of 19 129th Avenue, also known as parcel number 03-24-024-001-00, for a Special Use Permit to construct and operate a Level 2 Home Based Business subject to Section 3.17 of the Wayland Township Zoning Ordinance.
		1. The applicant would like to install a self-contained Pet Washing Station. It is prefabricated and would be placed on a slab of concrete. There will be no onsite employees except to clean. It will be monitored by video surveillance.
		2. Commissioners discussed the request. Concerns about safety, lighting, parking and being open for 24hrs were addressed by the applicant.
		3. A motion by Miner with support from Brenner to approve the Special Use Permit Application by Paul and Leslie Lettinga to construct and operate a Level 2 Home Based Business subject to Section 3.17 of the Township Zoning Ordinance with the following conditions
			1. Outside lighting be provided for parking/ maneuvering
			2. The business may operate 24hrs a day including weekend and holidays only if the Township Board approves the Text Amendment Request to section 3.17 6 of the Township Zoning Ordinance.
		4. All Aye, Motion Carries
	5. 2nd discussion with 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. . Kurt Aardema was present on behalf of the applicant. He gave a quick refresher and stated his client would like to build their own home and have the flexibility to build up to 4 more on their property. He had discussion with Allegan County Road Commission and it was discovered that the 7th Street right away does not end at Kooiker Drive and continues to the south end of Timmer’s property.
		2. Chairman Fryling suggested if that is the case the applicant could look at the standards for private roads serving two homes or less.
		3. Miner and Brenner have concerns with 7th street south of Kooiker Drive, feeling the road needs to be widened to accommodate for the increased traffic. Mr Aardema said they will discuss that possibility with the county road commission.
		4. Fryling made a motion with support from Nardin to approve the Special Use Permit application by Jim Timmer for a private road. Fryling-yes, Nardin-Yes, Ross-Yes, Brenner-No, DeVries-No, Miner-No. 3 yes/ 3 no. Tie vote.
		5. Tabled until next meeting.
	6. Discussion on a Text amendment to Section 3.07 Lot/Parcel Frontage.
		1. Miner made a motion to table this item until next meeting. 2nd by Ross, All Aye.
	7. Discussion with Shawn Boeskool Site Plan Application for a Storage building on Maraleighde Drive. Parcel #03-24-036-013-70. (Previously tabled from April and May)
		1. Mr Boeskool gave an overview of his application.
		2. Township Planner Becky Harvey gave an overview of her report.
		3. Planning Commissioners discussed the items in the planners report that need to be addressed and the general standards for approval were gone over.
		4. A motion was made by Miner to allow the Township Planner to Administratively approve the Site Plan Review application for a General Storage Building from Shawn Boeskool The required greenbelt and front yard landscaping is waived along with required front façade requirements which has been done previously similar properties in the immediate area. The applicant is to submit an updated Site Plan. Approval from the Township Fire Department is required and the proposed parking area is sufficient. All Aye.
		5. Miner made a motion to table the rest of the agenda until next meeting. 2nd by Ross. All Aye.
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.
	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:**
10. **Communications:**
11. **Adjournment**: A motion was made by Commissioner DeVries to adjourn with a 2nd by Brenner. All aye. Meeting adjourned at 9:09 pm.

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