**WAYLAND TOWNSHIP PLANNING COMMISSION**

**MINUTES FOR DECEMBER 14th, 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, Jerry Ross and Township Planner Rebecca Harvey, were present. Larry Brenner was absent with advanced notice.
3. **Approval of minutes**: Motion to approve the minutes from 11-9-22 meeting by DeVries 2nd by Nardin, All Aye, motion passed.
4. **Approval of agenda** for 12-14-22 meeting, Motion to approve the agenda by Chrusciel, 2nd by DeVries, All Aye, motion passed.
5. **New Business:**
	1. Special Use Permit Application at 127 124th Ave, (Parcel #03-24-036-010-20) by Dream Team RV LLC for RV Storage & New/Used Sales.
		1. Rebecca Harvey, township planner, gave her report, noting most things are in order.
		2. Harvey noted that the applicant may be better off asking for the Special Use Permit Application be approved in phases. The first phase would be everything existing and phase two would be the additional parking and storage area in the rear, along with the retention pond.
		3. Commissioner Chrusciel made a motion with support from Ross to approve Phase 1 of the Special Use Permit, noting the following items, All Aye, Motion Passed
			1. Greenbelt requirement for the north property line, found in section 3.44 will not be required, which is consistent with adjacent properties.
			2. The outdoor storage area shall be visually screened and is considered satisfied by the existing chain-link fence.
			3. Proposed building-mounted light fixtures shall be sharp cut-off, and pictures presented by the applicant show the lights to be wall packs and satisfy the requirement.
			4. Front yard landscaping shall be supplemented to comply with planting requirements and is accepted as presented.
			5. The surface of the proposed storage/ display/ parking area shall be paved, item has been satisfied.
			6. Signage shall be subject to compliance with Chapter 21 and shall be reviewed/approved through the permit process. Approval recently granted by PCI.
			7. Facility has 4 bay doors and not 3, as shown on the site plan. An updated plan showing/ noting 4 bay doors shall be required before phase 2 review process.
	2. Public Hearing on rezone request by Stacy Ritchie, for parcel number 03-24-006-001-12 from C-2 General Commercial District to I-1 Light Industrial District.
		1. An overview of request was presented by the applicant, Stacy Ritchie. She would like to build a pole barn structure to sell return pallets (from retailers such as Amazon, Walmart, Costco, etc.) People would buy them (pallets of wrapped return items) online and come to the building to have the pallet loaded into their truck or trailer. She expects to receive one semi-truck a week to drop off full pallets.
		2. Public input- Robert Veld, 1264 136th Ave, was in attendance to inquire what the intention is with the parcel and who purchased it.
		3. Chairman Fryling closed the public hearing at 7:10pm
	3. Rezone request by Stacy Ritchie, for parcel number 03-24-006-001-12 from C-2 General Commercial District to I-1 Light Industrial District.
		1. Planners report, Becky Harvey went over her report noting the following items
			1. This type of business is not “considered” in our zoning ordinance.
			2. It was interpreted by her and PCI that if this type of business would fall under wholesale establishment, which is allowed in the I-1 (Industrial) zoning district.
			3. The applicant can offer conditions and the planning commission could recommend conditional rezoning.
		2. Discussion was long on this a point of concern was how it was determined by PCI and Ms Harvey that this type of business qualifies as a “wholesale establishment.”
		3. No action was taken at this time as the next agenda item might make any action un-necessary.
	4. Petition for Ordinance Amendment by Stacie Ritchie to section 12.02 or 12.ow-CN General Commercial to add “Wholesale Establishments” as a permitted use either by right or by special use as stated in section 13.02-J
		1. Planning Commission members discussed this issue at length. Harvey suggested the Planning Commission could ask the Zoning Board of Appeals for an interpretation of the use.
		2. Planning Commission members would like to see examples of an amendment to the zoning ordinance section 12, to allow wholesale establishments by special use permit. Harvey will provide the example changes for the January 11, 2023 meeting.
		3. Request was tabled to review further.
6. **Old Business:**
	1. Special Use permits in the Township- Commissioner DeVries, nothing new at this time.
	2. Proposed changes of the Wayland Township Zoning Ordinance, Family Child Care Home (Ord. 01-2013: Eff.11-09-13) Section 2.06 & Group Child Care Home (Ord. 01-2013: Eff.11-09-13 Section 2.07
7. **Business Section:**  2023 meeting dates and election of officers. - Tabled until January.
8. **Public Comment:** None
9. **Committee and Special reports:**
10. **Communications:** Harvey asked about the process the Township uses for annual reports, resolution of meeting dates, Election of Officers, Bi-laws and how the planning commission provides the Township Board with recommendations and how they are transformed into ordinance form. Harvey will reach out to the Township Clerk to discuss.
11. **Adjournment**: A motion was made by Commissioner DeVries to adjourn with a 2nd by Chrusciel. All aye. Meeting adjourned at 8:34 pm.

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