**WAYLAND TOWNSHIP PLANNING COMMISSION**

**MINUTES FOR APRIL 12th, 2023 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, Larry Brenner and Township Planner Rebecca Harvey
3. **Approval of minutes**: Motion to approve the minutes from 3-8-23 meeting by DeVries 2nd by Nardin, All Aye, motion passed.
4. **Approval of agenda** for 4-12-23 meeting, Motion to approve the agenda by Chrusciel, 2nd by Ross, All Aye, motion passed.
5. **New Business:**
	1. . Public Hearing- Special Use Permit application for a private road, by Ross Williams, at 750 129th Ave, parcel # 03-024-021-017-00
		1. Chairman Fryling opened the Public Hearing.
		2. Mr. Williams was not in attendance.
		3. Chairman Fryling read the application for members of the audience.
		4. Neighbors from 700 129th ave and 710 129th ave, were in attendance to hear about the request. Both suggested they do not have a problem with the proposal.
		5. Chairman Fryling Closed the public hearing at 6:32pm.
	2. Discussion- Special Use Permit Application for a private road by Ross Williams at 750 129th Ave, parcel # 03-024-021-017-00
		1. Mr. Williams was not in attendance to discuss his application request. Miner noted her received notice from PCI that Mr. Williams was working with his engineer to correct issues noted by the Township Planner’s report, along with submitting 10 full size copies of the site plan.
		2. Becky Harvey, Township Planner, discussed other items she noted were missing from the application, such as: Plans were lacking significant detail. The survey that was submitted with the site plan is different than the site plan. One shows 3 parcels, one shows 2 parcels which require different road ordinance standards.
		3. Many other concerns were discussed by the Planning Commission.
		4. It was also noted Mr. Williams applied for a variance from the ZBA previously for a similar SUP application (2018) and those requests were denied.
		5. Ross made a motion to table the Special Use Permit Application until the applicant can provide the required information. Discussion ensued with some commissioners wanting to deny the request due to the insuficent application. 2nd by Chrusciel. Roll Call vote, DeVries-No, Nardin-Yes, Chrusciel-Yes, Brenner-No, Miner-Yes, Ross-Yes, Fryling-Yes. Motion to table the request, approved 5-2.
	3. Public Hearing- Special Use Permit application for an RV Park, by T& M Partners at 1062 129th Ave, parcel # 30-024-019-030-00.
		1. Chairman Fryling opened the public hearing
		2. Bob Goodheart (Pathfinder Engineering) gave an overview of the SUP application.
		3. No comments from the audience. Miner presented a letter the township received from Elise Owings of 2828 10th Street. Concerns included pollution, fire protection, and noise.
		4. Chairman Fryling closed the public hearing at 6:56pm
	4. Discussion- Special Use Permit application for an RV Park, by T& M Partners at 1062 129th Ave, parcel # 30-024-019-030-00.
		1. Becky Harvey, Township Planner gave her report on the project
			1. Noted that she had provided her report to the applicant and the applicant had submitted a revised site, but there wasn’t enough time to do a 2nd draft of her report.
			2. Compliance with side setback requirements cannot be confirmed.
			3. Proposed building height and dimensions could not be confirmed.
			4. Refuse disposal is not noted on the plan
			5. Lighting is not noted on the plan
			6. Driveway and parking surface material is not noted on the plan.
			7. Parking dimensions cannot be confirmed.
			8. Proposed water supply and sewage disposal
			9. facilities shall be subject to written approval by the Allegan County Environmental Health Department (and State of Michigan) prior to issuance of a building permit.
			10. • Stormwater Management: Township Engineer review/approval of the proposed stormwater management and grading plan is required, with specific reference to existing on-site wetlands.
			11. Landscaping requirements could not be confirmed.
		2. The applicant will make the requested changes and submit a revised site plan no later than two weeks prior to the May 10, 2023 Planning Commission Meeting.
6. **Old Business:**
	1. Planning Commission Bylaws and Procedures.
		1. Commissioners were presented with the newly discovered but already in place Bylaws and Procedures. This agenda item was tabled to allow for everyone to read the documents.
	2. Petition for Ordinance Amendment by Stacie Ritchie to section 12.02 or 12.003-C2 General Commercial to add “Wholesale Establishments” as a permitted use either by right or by special use as stated in section 13.02…Miner informed PC members the Township Board approved this request.
	3. 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 (recommended to the Township Board for adoption) Miner informed PC members the Township Board approved this request.
7. **Business Section:** None
8. **Public Comment:** None
9. **Committee and Special reports:**  None
10. **Communications:** Miner gave a report from the Township Board meeting. Commissioners discussed problems with PCI, particularly sending us incomplete applications. PCI should check with Planning Commission Chair and or Secretary, before publishing a Public Hearing to ensure there is availability on the agenda for a new application. Harvey will inform PCI of these issues. Miner will inform the Township Board.
11. **Adjournment**: A motion was made by Commissioner DeVries to adjourn with a 2nd by Chrusciel. All aye. Meeting adjourned at 8:37 pm.

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