1. **Meeting called to order:** 6:30pm by Chairman Bob Fryling
2. **Roll Call:** Larry Brenner, Mark Chrusciel, Ron DeVries, Bob Fryling, Matt Miner, Deb Nardin, Jerry Ross and Township Planner Rebecca Harvey were all present.
3. **Approval of minutes:** Motion to approve the minutes from 6/14/23 meeting by Devries, 2nd by Nardin, All Aye, motion passed.
4. **Approval of agenda:** Motion to approve the agenda for 7-12-23 meeting by Chrusciel, 2nd by Ross. All Aye, motion passed.
5. **Public Comment:**
6. **Matters pertaining to the public:** None
7. **Old Business:**
	1. Discussion- Special Use Permit Application for an RV Park, by T&M Partners at 1062 129th Ave, parcel #30-024-019-030-00.
		1. Discussion-Miner reported the applicant had submitted revised material past the deadline to make it on the July agenda.
		2. Planners report-none
		3. Miner made a motion to table this application, support from DeVries. All Aye
	2. Discussion- Special Use Permit Application for a private road by Fred “Ross” Williams at 750 129th Ave, parcel #03-024-021-017-00
		1. Neither Mr. Williams nor anyone on his behalf were present. Miner said he emailed Jason Derry at PCI and let him know we planned on this application being on the agenda for the July 12th meeting.
		2. Planners Report: Rebecca Harvey went through her report, noting the following items from the site plan revision, dated 5/31/23.
			1. All existing buildings and improvements, including setbacks from proposed property lines on proposed Parcel #1 are required to be shown on the site plan.
			2. Existing buildings within 100 feet of the parent parcel are required to be shown on the site plan.
			3. An extension of the proposed private road so as to provide the requisite 500 ft frontage for proposed Parcel #1
			4. A Maintenance agreement in compliance with section 3.39 needs to be provided.
			5. A permit (or approval) from MDOT for the connection of the private road to 129th Ave (M-179) in compliance with section 3.39 d) 6).
			6. An Indemnification Agreement in compliance with Section 3.39 d) 7).
			7. Township Engineer review/approval.
		3. After discussion among the Planning Commission Members, Commissioner Crusciel made a motion to recommend the Wayland Township Board deny the Special Use Permit Application by Fred “Ross” Williams based on the following items. Supported by DeVries.
			1. The site plan does not show parcel #1 to have any frontage on the proposed private road as required by the zoning ordinance, section 3.39
			2. The site plan does not show compliance for the setback for the neighboring dwelling to the east.
			3. The site plan does not show compliance with 50’ setback requirement for existing buildings.
			4. A MDOT connection permit has not been provided.
			5. A Maintenance agreement has not been provided.
			6. An Indemnification agreement has not been provided.

Roll call vote: Brenner-yes, Chrusciel-yes, DeVries-yes, Fryling-no, Miner-Yes, Nardin-yes, Ross-Yes. Motion carries.

1. **New Business:** None
2. **Public Comment:** None
3. **Business Section:**
4. **Committee and Special Reports:**
5. **Communications:** Miner gave an update from the Township Board Meeting on 7/10/23 and let the other members know that Apex Clean Energy has submitted a Text Amendment application for Solar Energy Systems. Awaiting material and application fee before putting on the agenda for August or September. The first meeting will be the public hearing.
6. **Adjournment:** A motion was made by Commissioner DeVries to adjorn with a 2nd by Commissioner Chrusciel. All aye. Meeting adjourned at 7:46pm.