

**WAYLAND TOWNSHIP PLANNING COMMISSION  
MINUTES FOR OCTOBER 11<sup>TH</sup>, 2023 MEETING**

1. **Meeting called to order:** 6:30pm by Chairman Bob Fryling
2. **Roll Call:** Larry Brenner, Ron DeVries, Bob Fryling, Mark Chrusciel , Matt Miner, Jerry Ross and Township Planner Rebecca Harvey were all present. Deb Nardin was absent with prior notice.
3. **Approval of minutes:** Motion to approve the minutes from 9/13/23 meeting by DeVries, 2<sup>nd</sup> by Brenner, All Aye, motion passed.
4. **Approval of agenda:** Motion to approve the agenda for 10/11/23 meeting by Chrusciel, 2<sup>nd</sup> by DeVries. All Aye, motion passed.
5. **Public Comment 1: None**
6. **Matters pertaining to the public: None**
7. **NEW BUSINESS: None**
8. **Old Business:**
  - a. Text Amendment Application by Colin Kummerfeldt of Apex Clean Energy Holdings, LLC, to the following sections: **1.** Section 3.49(g)(2) Solar Energy System: to clarify Solar Farm permitting procedure. **2.** Section 3.49(g)(7)(ii) Removal Cost Guarantee: to clarify methods of regulating decommissioning funding. **3.** Section 3.49(g)(4)(i) Setbacks: To remove setback requirements between adjacent parcels participating in Solar Farms as specified therein. Tabled from 9/13/23 meeting
    - i. Commissioners went through the proposed changes by the applicant and optional text for consideration provided by Township Planner, Rebecca Harvey.
    - ii. A motion by Chairman Fryling with support from Chrusciel to recommend the Township Board approve the Optional Text for Consideration of Section 3.49 g)2) subsection 1 & 2, that was provided by Rebecca Harvey. All Aye, motion carries.
    - iii. A motion by Commissioner Chrusciel with support from Commissioner Brenner, to recommend the Township Board approve the Optional Text for Consideration of Section 3.49 g)4) subsection iii, that was provided by Rebecca Harvey. All Aye, motion carries.
    - iv. A motion by Commissioner Chrusciel with support from Commissioner Brenner, to recommend the Township Board approve the Optional Text for Consideration of Section 3.49 g)7) subsection ii, that was provided by Rebecca Harvey. All Aye, motion carries.
    - v. Mr. Kummerfeldt thanked the Planning Commission for their consideration on this application.
    - vi. Ms. Harvey will notify the Township Clerk.

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- b. Application for special use permit from Clint Luttrell, owner of 85 131 st Ave, (parcel number 03-24-013-002-10), to construct a temporary accessory dwelling.
  - i. Mr. Luttrell was not in attendance but had requested the Planning Commission discuss his application and provide feedback if possible.
    - 1. Commissioners discussed if a shed can be converted into a temporary accessory dwelling. Feel this is against the intent of the ordinance, Ms. Harvey will talk with PCI to discuss options.
    - 2. Water, septic tank and drain field will be determined by Allegan County Health Department
    - 3. The documentation on the easement is satisfactory.
    - 4. Electrical service from the primary residence is satisfactory, pending a permit from PCI.
    - 5. Building location as shown is satisfactory, pending a permit from PCI.
    - 6. Commissioner Chrusciel made a motion to table this request, support from Commissioner Ross, All Aye. Motion carries.
- 9. **Public Comment 2:** Mr. Kummerfeldt thanked the Planning Commission again.
- 10. **Business Section:** None
- 11. **Committee and Special Reports:** None
- 12. **Communications:** Miner notified other members he does not wish to continue to be Secretary next year and hopes someone else will volunteer to do it.
- 13. **Adjournment:** A motion was made by Commissioner DeVries to adjourn with a 2<sup>nd</sup> by Commissioner Brenner. All aye. Meeting adjourned at 7:51 pm.