

**WAYLAND TOWNSHIP PLANNING COMMISSION  
MINUTES FOR THE MEETING ON 6-12-2024**

1. Meeting call to order: 6:30 pm by Chairman Bob Fryling
2. Roll Call: Ron DeVries, Matt Miner, Deb Nardin, Bob Fryling, Jerry Ross, Larry Brenner, Mark Chrusciel, and Township Planner Rebecca Harvey.
3. Approval of minutes: Motion to approve the minutes from 5-8-2024 was made by Ron DeVries, 2<sup>nd</sup> by Jerry Ross. All Aye, motion passed.
4. Approval of agenda: Motion to approve the agenda for the 6-12-2024 meeting was made by Mark Chrusciel, 2<sup>nd</sup> by Matt Miner. All Aye, motion passed.
5. Public Comment #1: Scott Postma requested information on frontage for A-Agricultural District.
6. New Business:
  - a. **Public Hearing #1:** Request from Fred Ross Williams, owner of 750 129th Avenue, also known as permanent parcel number 03-24-021-017-00, to construct a private road within the R-1 Low Density Residential and A Agricultural Districts.
    - i. Applicant Fred Ross Williams presented information on a private road.
    - ii. Public Comment: None. One letter was written in opposition.
    - iii. Chairman Fryling closed Public Hearing at 6:35pm
    - iv. Planners report: Rebecca Harvey presented her report emphasizing that a Revised and Updated Plan, Maintenance Agreement, Permit from MDOT and Indemnification Agreement are needed.
    - v. Discussion: The PC members discussed the application and the planners report.
    - vi. Action: Commissioner Chrusciel made the motion we recommend the Township Board approve the Special Use Permit based upon the finding that this proposal meets the Special Land Use criteria set forth in Section 18.03 and the Private Road standards set forth in Section 3.39; subject to the following documentation: a Revised and Updated Plan, a Maintenance Agreement, a Permit from MDOT and an Indemnification Agreement. 2<sup>nd</sup> by Commissioner Brenner. Roll call vote: Jerry-yes, Larry-yes, Deb-yes, Bob-yes, Matt-yes, Mark-yes and Ron-no. Motion Passed
  - b. **Public Hearing #2** (opened at 7:03pm by Chairman Fryling): Request from Laverne Lettinga owner of unaddressed parcels on Geneva Lake Drive, 8th Street and 129th Avenue known as permanent parcels 03-24-029-002-00, 03-24-029-84, 03-24-029-002-86, 03- 24-029-002-88, 03-24-029-002-92 and 03-24-020-036-00 to rezone all or part of said parcels from the A-Agricultural District to the RR-Recreational Resort Residential District.
    - i. Applicant Laverne Lettinga explained his request for rezoning parcels.
    - ii. Public Comment: More than 30 residents from Geneva Lake attended this meeting expressing their opposition to the rezone, additionally 1 letter was written also in opposition.
    - iii. Chairperson Fryling closed the public meeting at 7:34pm.
    - iv. Planners Report: Rebecca Harvey explained her report emphasizing that the rezoning from the A District to the RR District is not supported by our Master Plan.
    - v. Discussion: The PC members discussed the application, comments and the planners report.

vi. Action: Commissioner Miner made the motion that we recommend the Township Board deny the rezoning based on the criteria that rezoning to RR would be inconsistent with the Master Plan. 2<sup>nd</sup> by Commissioner Brenner. All Aye, motion passed.

7. Old Business:

a. Accessory building limits: After lengthy discussion, the PC board has agreed to submit Planner Rebecca Harvey schematics and recommendation for Section 3.22 f of our Zoning Ordinance to be amended as follows: Accessory buildings shall not occupy more the 30% of the required rear yard for a principal building.

8. Public Comment#2: Marty Bulsok asked about road maintenance policy for private roads

9. Business Section: None

10. Committee and Special Reports: Commissioner Miner reported that thefts of hanging flower baskets and plants in Elmwood Cemetery is a bigger problem this year. Flyers pertaining to the Road Mileage, Public Safety Mileage and Recycling for our township will be mailed soon. A Blood Drive is scheduled for June 27<sup>th</sup> at the Township Hall.

11. Communications: Rebecca Harvey spoke with Brian DeSmit about possible land use for his property.

12. Adjournment: The motion was made by Commissioner DeVries to adjourn the meeting, 2<sup>nd</sup> Commissioner Brenner. All Aye, meeting adjourned at 8:35pm

Respectfully submitted,  
Debra Nardin