

**WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR THE MEETING ON 8-14-2024**

1. Meeting call to order: 6:30 p.m. by Chairman Bob Fryling
2. Roll Call: Ron DeVries, Matt Miner, Deb Nardin, Bob Fryling, Jerry Ross, Larry Brenner and Township Planner Rebecca Harvey were present. Mark Chrusciel was absent with prior notice.
3. Approval of minutes: Motion to approve the minutes from 7-10-2024 was made by Jerry Ross, 2nd by Ron DeVries. All Aye, motion passed.
4. Approval of agenda: Motion to approve the agenda for the 8-14-2024 meeting was made by Matt Miner, 2nd by Ron DeVries. All Aye, motion passed.
5. Public Comment #1: None
6. New Business:
 - a. **Public Hearing #1:** A text amendment to Section 3.22 Accessory Buildings of the Wayland Township Zoning Ordinance to clarify lot coverage requirements for accessory buildings. Said amendment intends to remove ambiguity on the interpretation of existing lot coverage requirements as written specifically in, but not limited to section 3.22 (f).
 - i. Public Comment: None
 - ii. Chairman Fryling closed the public hearing at 6:33 p.m.
 - iii. Discussion: Chairman Fryling read proposed amendment changes.
 - iv. Action: Commissioner Miner made the motion to adopt and approve the text amendment changes for Section 3.22 (f), 2nd by Commissioner Brenner.
All aye - motion passed.
 - b. **Public Hearing #2** (opened at 6:35 p.m. by Chairman Fryling): A request from Rick Van Rhee of Classic Home Construction, property owner, for tentative preliminary approval for a 12-unit residential site condominium development upon a private road on an unaddressed 15.1 acre parcel along the south side of 133rd Avenue across from Wildcat Drive, also known as parcel 03-24-008-003-10, per Section 19.03 of the Wayland Township Zoning Ordinance.
 - i. Applicant Overview: Adam Feenstra presented an overview of the site plan for the Condominium and Private Road, noting that the lot sizes are at least one acre (larger than required for R-2 Medium Density) each with their own well and septic. The private road will be built to ACRC standards, and he requested that no sidewalks or street lights be required.
 - ii. Public Comment: James Edwards commented on the slope of the parcel toward his property with concerns of water shed and for the wetlands. John Huyck, representing Wayland Union School, had concerns for the construction traffic using Wildcat Drive. He pointed out Wildcat Drive is not a public road and was not constructed for the heavy trucks used by construction companies. Others present had concerns about pedestrian safety, suggesting a crossing walk, flashing traffic light and sidewalks to ensure children are safe walking to school.
 - iii. Chairperson Fryling closed the public meeting at 6:45 p.m.

iv. Planners Report: Rebecca Harvey explained her report emphasizing both site condominium and private road meet our standards. She also noted that there are 5 unplotted parcels on this site plan.

v. Discussion: The PC members discussed the site plan. Matt Miner stated that sidewalks and streetlights are mandatory, and all members agreed. Ron DeVries pointed out groundwater contamination possibilities being this site is very close to a former landfill and requested a full makeup water test be performed. It was noted that parcels D, E and F have watershed issues which is cause for concern if developed. Our commission agreed to a 5-year bond for sidewalk installation, streetlights approximately 800 feet apart and the street name "Stonehill Court" if excepted by Allegan County.

vi. Action: Bob Fryling will send this site plan to the township engineer. Matt Miner made the motion to table until the September meeting, 2nd by Ron DeVries, with the stipulations that the site plan be updated to include sidewalks and streetlights, and the township engineer report is received.

7. Old Business:

a. Stacy Richie SUP for 12th Street at 136th Street. ACRC reported that Dahlia Street is a county road right of way. Revised site plan and township engineer report needed.

b. Ross Williams did present a revised site plan to the Township Board as required but is missing the Indemnification Agreement.

8. Public Comment#2: Shirley Noteboom asked for an update on the Selkirk Shores property and was told that there is no update following their presentation.

9. Business Section: A Blood Drive is scheduled for August 29th from 1 – 6 p.m.

10. Communications and Special Reports: Commissioner Miner reported the board abandoned the The Wastewater Plan project and the property could be sold. An AED is being purchased for the Township Hall, the furnace and Air conditioner are being replaced in the hall portion of our building. Results from the August 6th election: Recycling, Fire and Emergency millage passed; the Road mileage was defeated by only 3 votes.

11. Communications: A Joint Meeting for the Township board and commission is scheduled for Wednesday, October 2nd at 6:30 p.m. Chairman Fryling spoke with the planner about having reports emailed to commissioners by the Wednesday prior to our meetings.

12. Adjournment: The motion was made by Commissioner DeVries to adjourn the meeting, 2nd Commissioner Miner. All Aye, meeting adjourned at 8:02 p.m.

Respectfully submitted,
Debra Nardin