

**WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR THE MEETING ON 7-10-2024**

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, Mark Chrusciel, and Township Planner Rebecca Harvey.
3. Approval of minutes: Motion to approve the minutes from 6-12-2024 was made by Ron DeVries, 2nd by Jerry Ross. All Aye, motion passed.
4. Approval of agenda: Motion to approve the agenda for the 7-10-2024 meeting was made by Mark Chrusciel, 2nd by Matt Miner. All Aye, motion passed.
5. Public Comment #1: None
6. New Business:
 - a. **Public Hearing #1:** An application from Stacy Ritchie interested party of an unaddressed parcel on 12th Street known as permanent parcel number 03-24-006-001-12, for special use permit and related site plan review to establish a pallet liquidation operation with the C-2 General Commercial District, per Ordinance O-01-2023 as it amends the Wayland Township Ordinance.
 - i. Applicant Overview: Robb Lamer presented information on the property and site plan. Stacy Ritchie explained the pallet liquidation operation business.
 - ii. Public Comment: None.
 - iii. Chairman Fryling closed Public Hearing at 6:47 p.m.
 - iv. Planners report: Rebecca Harvey presented her report emphasizing the following are needed: Structure Façade, Outdoor Lighting & Landscape Plan. Approval should further be conditioned on: Signage, Township Engineer review/approval, Fire Department and Allegan County Environmental Health Department Approval.
 - v. Discussion: The PC members discussed the application and the planners report.
 - vi. Action: Commissioner Miner made the motion we table approval until a revised site plan is presented, the Township Engineer Report is received, the outdoor lighting is added and the shared driveway with easement to the neighbors on the north is documented. The parcel is adjacent to Dahlia Avenue to the north, the PC will contact Allegan County to determine if this is a road or right of way, 2nd by Commissioner Chrusciel. Roll call vote: All Ayes. Motion to table – passed.
 - b. **Public Hearing #2** (opened at 7:13 p.m. by Chairman Fryling): Application from Brian DeSmit of Selkirk Shores, LLC, owner of 897 125th Avenue, also known as permanent parcel number 03-24-032-015-00 and the unaddressed property north thereof known as permanent parcel number 03-24-029-018-00, for preliminary approval of private road serving a site condominium in an Open Space Preservation Project within the R-2 Medium-density Residential and A Agricultural Districts, per Section 3.40 and 19.03 of the Wayland Township Zoning Ordinance.
 - i. Applicant Overview: Dan Lewis presented a preview of an application for a Private Road serving a site Condominium in an Open Space Project.
 - ii. Public Comment: More than 20 residents from the Selkirk Lake Association attended this meeting expressing their opposition, additionally 6 letters were written also in opposition.
 - iii. Chairperson Fryling closed the public meeting at 7:22 p.m.

- iv. Planners Report: Rebecca Harvey explained her report emphasizing no action is needed at this time. She went on to explain what an Open Space Project is and how it could help preserve farmland in a planned community.
- v. Discussion: The PC members discussed the application, comments and the planner's report,
- vi. Action: No action required.

7. Old Business:

- a. Text Amendment for Zoning Ordinance Sect 3.22(f) - Accessory Building Limits.
- b. Ross Williams did not present a revised site plan to the Township Board as required.
- c. Laverne Lettinga's request to rezone parcels was denied by the Township Board.

8. Public Comment#2: Pat Velie, Brett Olmsted, Joanne Day and Dale Noteboom asked questions pertaining to the Selkirk Shores property.

9. Business Section: The tree on the west of the Township Hall will be removed. A Blood Drive is scheduled for August,

10. Committee and Special Reports: Commissioner Miner reported Wayland Fire Department has been extra busy this year with 467 calls to date.

11. Communications: Yankee Springs Township has added Short Term Rentals to their Ordinance.

12. Adjournment: The motion was made by Commissioner DeVries to adjourn the meeting, 2nd Commissioner Chrusciel. All Aye, meeting adjourned at 8:30 p.m.

Respectfully submitted,
Debra Nardin