

**WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR THE MEETING ON 9-11-2024**

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 were present.
3. Approval of minutes: Motion to approve the minutes from 8-14-2024 was made by Matt Miner, 2nd by Ron DeVries. All Aye, motion passed.
4. Approval of agenda: Motion to approve the agenda for the 9-11-2024 meeting was made by Mark Chrusciel, 2nd by Matt Miner. All Aye, motion passed.
5. Public Comment #1: None
6. New Business:
 - Public Hearing #1:** An application from Daniel Bates and Judith Tucker, owners of unaddressed parcels on 124th and 125th Avenues known a permanent parcels 03-24-035-003-00, 03-24-035-013-11 and 03-24-036-009-11, to rezone all or part of said parcels from the A Agricultural District to the R-1 Low Density Residential District. Said parcels are legally described as follows:
 - A. 03-24-035-003-00: E 60 A of S 1/2 NE 1/4-EX S 132' of W 330 FT of W 330' SEC 35 T3N R11W TAX MAP:59.13 AC
 - B. 03-24-035-013-11: NE 1/4 SE 1/4 also N 30' OF E 83' OF SE 1/4 SEC 35 T3N R11W (2016)
 - C. 03-24-036-009-11: W 1/2 SW 1/4 EX W 30' of S 83' of W 1/2 SW 1/4 SEC 36 T3N R11W(2016)
 - i. Judith Tucker described the 3 parcels as 179 acres of woodland, hills and marsh. This has been their permanent residence for 20 years. The parcels (80-acre, 40-acre and 59-acre) are A Agricultural District to be rezoned R-1 Low Density Residential District for new home sites. Daniel Bates stated that the 40-acre parcel had a home with access from 125th Avenue and is now abandoned.
 - ii. Public comment in regard to this application: None
 - iii. Chairman Fryling closed the public hearing at 6:36 p.m.
 - iv. Planners report: Rebecca Harvey presented her report stating the subject 179-acre area consists of 3 contiguous parcels. 1 parcel, the 80-acre parcel addressed as 185 124th Avenue, provides 1335 ft. frontage on 124th Avenue and is occupied by a single-family home and accessory outbuildings.
 - v. Discussion: The PC members discussed the zoning request. Larry Brenner asked if the 40-acre parcel has deeded access to 125th Avenue, Matt replied that it did, but did not have frontage. Bob Fryling stated that the Future Land Use for the 40-acre and 59-acre parcels is now A Agricultural and should remain Agricultural.
 - vi. Action: Bob Fryling made the motion to recommend the Township Board deny the rezoning request for all 3 parcels because it is not entirely supported by the Master Plan or our Future Land Use Map, 2nd by Matt Miner. Roll call vote: Brenner-yes, Miner-yes Nardin-yes, Fryling- yes, Ross-yes, Chrusciel-yes, DeVries-no. Motion carries.

Alternative Action: The Bates/Tucker family agreed to amend their request, asking our Commission to recommend only the 80-acre parcel (24-036-009-11) be rezoned to R-1 Low Density Residential District, which meets the criteria for rezoning in our Future Land Use Map. Mark Chrusciel made the motion to recommend the Wayland Township Board rezone only Parcel 24-036-009-11 from A Agricultural to R-1 Low Density Residential District. Supported by Larry Brenner. All Aye, motion passed

7. Old Business:

- a. Stonehill Farms Site Condominiums provided a revised site plan, dated 9/5/2024, adding streetlights and sidewalks with a 5-year bond for installation.

Much discussion took place concerning potable water because of the ground contamination on the adjacent property to the south; after which our Commission agreed to accept the ACHD water testing results.

Water shed issues are also a concern, retention and detention ponds must be capable of accommodating all watershed for this development. The slope on parcels D, E and F remains a concern for the welfare of the wetlands on the adjacent property to the south. These concerns will be brought to the attention of the ACDC by including them as recipients of this report.

Jerry Ross made the motion (supported by Mark Chrusciel) that the Planning Commission recommends the Wayland Township Board approve the condominium site plan (dated 9/5/2024) and private road for Stonehill Farms Site Condominium based upon a finding that the proposal meets the Preliminary Plan Review requirements set forth in Section 19.03 and the Private Road standards set forth in Section 3.39, noting the following:

1. Unit 1 shall utilize only the private road for ingress/egress.
2. A Maintenance Agreement for the private road in compliance with Section 3.39 i) shall be provided and shall be subject to Township Attorney review/approval.
3. A written waiver of liability and Indemnification Agreement for the private road in compliance with Section 3.39 d) 7) shall be provided.
4. The Master Deed shall provide for access to and continued maintenance of common elements (private road, stormwater system) and be subject to Township Attorney review/approval.
5. Parcels D-F shall be addressed in Items #2 through 4.
6. The preliminary plan shall be subject to review/approval by the following:

Allegan County Health Department

Allegan County Road Commission (*for connection to 133rd Avenue*)

Allegan County Drain Commission

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

- b. Ordinance change for 3.22 (f) Accessory Buildings: Posting Online and Hard Copies are needed.
- c. 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.

8. Public Comment#2: None

9. Business Section: None

10. Communications and Special Reports: Commissioner Miner reported - a new camera will be purchased for the Drop Box, The Road Millage will not be on the ballot for the November election, the Fire Dept brought the new Pumper Truck to the township hall for viewing, it's very nice. Wayland Township will sign the contract with the City of Wayland for the Fire Dept. The memorial tree plaques, planted in Oakwood Cemetery to honor Pat Staley and Nellie Montague, have rotted and are being remade by Roger VanVolkinburg. A Soup Drive is going on now through October, both soup and money contributions will be accepted.

11. Communications: A Joint Meeting for the Township board and commission is scheduled for Wednesday, October 2nd at 6:30 p.m.

12. Adjournment: The motion was made by Commissioner Chrusciel to adjourn the meeting, 2nd Commissioner Brenner. All Aye, meeting adjourned at 7:53 p.m.

Respectfully submitted,
Debra Nardin