

**WAYLAND TOWNSHIP PLANNING COMMISSION  
MINUTES FOR THE MEETING ON 11-13-2024**

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. Accept or revise the Minutes: Motion to revise and accept the minutes from 10-9-2024 (removing 7-d under Old Business and replacing it with *Stacey Ritchie SUP for 12<sup>th</sup> Street and 136<sup>th</sup> Avenue: Revised Site Plan needed. Pathfinders Report received*) was made by Larry Brenner, 2<sup>nd</sup> by Jerry Ross. All Aye, motion passed.
4. Accept or revise the agenda: Motion to approve the agenda for the 11-13-2024 meeting was made by Mark Chrusciel, 2<sup>nd</sup> by Ron DeVries. All Aye, motion passed.
5. Public Comment #1: Crissa Kline requested information on the timeline for repaving 8<sup>th</sup> street and how to request the wood from trees removed on the right-of-way in front of her home.
6. New Business:
  - a. An application from Julia M. Flores, owner of 2697 10<sup>th</sup> Street, also known as permanent parcel 03-24-029-011-00, to rezone said parcel from a split zoning designation between the A Agricultural and R-1 Low Density Residential Districts to just the R-1 Low Density Residential District across all the property. Said parcel is legally described as follows: COM AT W ¼ PST TH E 850” TH S 168.17’ TH W 849.99’ TH N 162.30’ TO POB SEC 29 T3N R11W.
    - i. Applicant overview: Julia Flores explained her request for rezoning.
    - ii. Public comment in regard to this application: None. We received one letter from Doug and Nancy Hopkins supporting of the rezoning.
    - iii. Close Hearing: Chairman Fryling closed the hearing at 6:40 p.m.
    - iv. Planners report: Rebecca Harvey presented her report emphasizing the requested rezoning is not supported by the Master Plan.
    - v. Discussion: The PC discussed the application and the Planners Report.
    - vi. Action: Commissioner Miner made the motion that the Planning Commission recommend the Township Board deny the rezone for the following reasons:
      - a). The requested rezoning from the A District to the R-1 District is not supported by the Master Plan.
      - b). The requested extension of the R-1 District the length of the subject site is not fully supported by the pattern of lot sizes/residential density in the surrounding area or the physical characteristics of the property.
      - c). Approval of the requested rezoning would likely be seen as support for expanding the depth of the R-1 District along the length of 10<sup>th</sup> Street and could serve to stimulate similar rezoning requests.
      - d). The requested rezoning is not supported by/consistent with the development trends in the area...and could be seen to grant a ‘special privilege’ to the subject site.
- This motion was 2<sup>nd</sup> by Commissioner Brenner. Roll Call vote, Brenner-yes, Miner-yes, Nardin-yes, Fryling-yes, Ross-yes, Chrusciel-yes, DeVries-yes. Motion passed.
7. Old Business:
  - a. Stacy Richie SUP for 12<sup>th</sup> Street at 136<sup>th</sup> Street. Revised site plan needed. Pathfinders report received.

8. Public Comment #2: None

9. Business Section: None

10. Committee and Special Reports: None

11. Communications: Commissioner Miner reported:

The Election had a 72.81% voter turnout, with 905 Early voters, 610 on Election Day and 686 Absentee Ballots

Wayland Township sent a \$150 check to The Wayland Food Pantry from the Soup Drive.

Three residents attended the November Township Board meeting with concerns about Short Term Rentals, Collin Kummerfeldt also attended that meeting discussing Solar Farms.

The next Blood Drive is scheduled for December 26<sup>th</sup>.

Rodney Standish has been appointed to the Planning Commission, replacing Mark Chrusciel. All joined to thank Mark for his years of service to our Commission and as Chairman.

12. Adjournment: The motion was made by Commissioner DeVries to adjourn the meeting, 2<sup>nd</sup> by Commissioner Chrusciel. All Aye, meeting adjourned at 7:50 p.m.

Respectfully submitted,

Debra Nardin