

**WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR THE MEETING ON 12-11-2024**

1. Meeting call to order: 6:35 p.m. by Chairman Bob Fryling
2. Roll Call: Ron DeVries, Deb Nardin, Bob Fryling, Jerry Ross, Larry Brenner, Rodney Standish and Township Planner Rebecca Harvey. Matt Miner was absent with prior notification,
3. Accept or revise the Minutes: Motion to accept the minutes from 11-13-2024 was made by Ron DeVries, 2nd by Larry Brenner. All Aye, motion passed.
4. Accept or revise the agenda: Motion to approve the agenda for the 12-11-2024 meeting was made by Ron DeVries, 2nd by Larry Brenner. All Aye, motion passed.
5. Public Comment #1: None
6. New Business: None
7. Old Business:
 - a. Stacy Ritchie SUP for 12th Street at 136th Avenue was tabled, updated site plan and planners report are needed.
 - b. Brian DeSmit presented a site plan for Selkirk Shores LLC, 897 125th Street, Shelbyville, MI, also known as Permanent parcel number 03-24-032-015-00 and 03-24-029-018-00 (29.69 Acres) currently zoned A-Agricultural and R-2 Medium Density Residential, to be developed into a small residential subdivision with two family homes. Mr. DeSmit stated that the proposed condominium and existing campground will share a septic system. The A-Agricultural sites will have their own septic tanks.

The Planning Commission discussed Pathfinders report and noted that the majority of their requirements are met except #3 *“In the Zoning Ordinance, it states that if development under the Existing Zoning Plan would require the use of septic tanks and drain fields, the applicant shall submit written documentation from the Allegan County Health Department that at least 50 percent of the lots test positive for on site disposal systems. The test sites shall be spread evenly over the entire property.”*

Rebecca Harvey presented her report stating the applicant proposes a residential Open Space Preservation Project (OSPP) to be developed as a site condominium with a private road. Our Planner also pointed out that there are three sections to this OSPP which need to be approved: 1) Existing Zoning Plan, 2) Site Condominium Preliminary Plan and 3) Private Road Requirements. The Existing Zoning Plan needs documentation from Allegan County Health Department allowing the condominium to connect to the campgrounds existing septic tank before our commission can approve and move on to the Condo Site Plan.

The PC also noted that the Condo Site Plan needs Street Lights, Sidewalks, Street Name and the A-Agricultural sites need to have a minimum of 200’ Frontage. This application is tabled until January 8, 2025.
8. Public Comment #2: None
9. Business Section: None
10. Committee and Special Reports: None
11. Communications: None
12. Adjournment: The motion was made by Commissioner DeVries to adjourn the meeting, 2nd by Commissioner Brenner. All Aye, meeting adjourned at 8:30 p.m.

Respectfully submitted,
Debra Nardin