

**WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR THE MEETING ON 3-12-2025**

1. MEETING CALLED 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, Rodney Standish and Township Planner Rebecca Harvey.
3. ACCEPT AND/OR REVISE MINUTES: Motion to accept the minutes from 2-12-2025 was made by Ron DeVries, 2nd by Jerry Ross. All Aye, motion passed.
4. ACCEPT AND/OR REVISE AGENDA: Motion to revise and accept the 3-12-2025 agenda (add to 6 a *Public Hearing for Selkirk Shores*) was made by Matt Miner, 2nd by Ron DeVries. All Aye, motion passed.
5. PUBLIC COMMENT #1: None
6. NEW BUSINES:
 - a. Public Hearing for Selkirk Shores, LLC: An application from Brian DeSmit, 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 a 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: Daniel Lewis explained the request for approval of an Open Space Project. Allegan County Health Dept. reported good-passing soils, but a separate septic system is required. Allegan County Road Commission reported that there is a contingency on approval. Allegan County Drain Commission said the plan is good and approved. Revisions were made, awaiting approval from the Township Engineer.
 - ii. Public comment in regard to this application: 2 people wrote letters and 12 people were in attendance at the meeting, their comments in opposition of this project were: protecting the wetlands, concerns for the protection of the lake from storm water run-off, from funneling, run-off from the overflow of the retention ponds, septic system run-off, concerns of additional docks and boats on the lake and the increase in traffic on the already busy road with a railroad crossing that has no signal.
 - iii. Close Hearing: Chairman Fryling closed the hearing at 7:08 p.m.
 - iv. Planners report: Rebecca Harvey presented her report emphasizing the steps needed to make a discission on an Open Space Project...the first being the Zoning Plan. Our commission voted on accepting the Zoning Plan for 5 Duplexes, and 4 single homes. Roll Call Vote: Larry Brenner – Yes, Matt Miner – Yes, Deb Nardin – Yes, Bob Fryling – Yes, Rodney Standish – Yes, Jerry Ross – Yes and Ron DeVries – No (doesn't like setup).
 - v. Discussion: The PC discussed the application and the Planners Report. The concerns of the public were addressed i.e. no docks in the wetlands or in the open space, no funneling through the campground (that would be trespassing), the retention ponds will be maintained, and the wetlands will be undisturbed.
 - vi. Action: Commissioner Nardin made the motion that The Planning Commission grant site plan approval for the Open Space Preservation Project based upon a finding of compliance with Section 3.40, subject to the following:
 - 1) Township Attorney review of the legal instrument proposed to preserve the open space in

perpetuity.

- 2) The A-zoned portion of the project (Units A1-A4) is limited to single-family homes.
- 3) Township Board approval of the final plan for the site condominium.
- 4) Township Board approval of the proposed private road.
- 5) Allegan County Drain Commission review/approval of the proposed stormwater management system.
- 6) Allegan County Health Department review/approval of the well/septic infrastructure.
- 7) Allegan County Road Commission approval of the private road intersection with 125th Avenue.

The Planning Commission recommends approval of the preliminary plan for the proposed site condominium based upon a finding that the proposal meets the Preliminary Plan Review requirements set forth in Section 19.03 (based on its compliance with Section 3.40 – Open Space Preservation Projects), and subject to compliance with the Subdivision Control Ordinance requirements.

The Planning Commission recommends approval of the preliminary plan for the proposed private road based upon a finding that the proposal meets the Private Road standards set forth in Section 3.39 (based on its compliance with Section 3.40 – Open Space Preservation Projects), and subject to the following:

1. A written waiver of liability and Indemnification Agreement for the private road in compliance with Section 3.39 d) 7) shall be provided.
2. 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.
3. Sidewalks and streetlights will be added to the site plan.
4. Docks are not permitted in the common area.
5. Trails are not permitted in the wetlands. The wetlands shall be left in the natural state.
6. Private drives (entering 125th Street) are not permitted.

This motion was 2nd by Commissioner Brenner. Roll Call Vote: Brenner-yes, Miner-yes, Nardin-yes, Fryling-yes, Ross-yes, Standish-yes, DeVries-No. Motion passed.

- b. Battery Storage Facility Ordinance and Wind Farm Ordinance: Rebecca Harvey presented information and sample Battery Facility Ordinances from another township. Initial discussion ensued.

7. OLD BUSINESS: None

8. PUBLIC COMMENT #2: None

9. BUSINESS SECTION: None

10. COMMITTEE AND SPECIAL REPORTS: None

11. COMMUNICATIONS: Commissioner Miner reported:

The Township Board has purchased and are installing new security cameras for the Township Hall, The realtor was hired for the 128th Street property, The new Budget was approved and the Inter-Urban Trail group is active again and looking for support.

12. ADJOURNMENT: The motion was made by Commissioner DeVries to adjourn the meeting, 2nd by Commissioner Brenner. All Aye, meeting adjourned at 8:49 p.m.

Respectfully submitted,
Debra Nardin