

**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 BUSINESS:
 - 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, project engineer, provided an overview of the proposed Open Space Preservation Project and related 'Existing Zoning Plan'. Allegan County Health Dept. reported good-passing soils, but a separate septic system is required. Allegan County Road Commission reported a minor design contingency on approval of the private road intersection with 125th Ave. Allegan County Drain Commission reported approval of the proposed stormwater management plan. Revisions were made to the site plan in response to Township Engineer review; approval is pending. Township Fire Department reported approval of the site plan regarding circulation/access.
 - ii. Public comment in regard to this application: 2 letters were received in opposition to the project; 12 people were in attendance at the meeting and expressed opposition to the project, noting the following concerns: protection of the wetlands; protection of Selkirk Lake from storm water run-off; project represents keyhole (or funneling) development; run-off from the overflow of the retention ponds; septic system leachate to Selkirk Lake and/or the wetlands; access to Selkirk Lake by project residents; additional docks and boats on Selkirk Lake; and, increased traffic on the already busy 125th Avenue 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 review of the proposal and noted the following action items required: 1) Approval of the Existing Zoning Plan; 2) Review of the proposed Open Space Plan and Development for Site Plan Approval of the proposed Open Space Preservation Project; 3) Recommendation of Preliminary Plan Approval of the proposed site condominium; and 4) Recommendation of Preliminary Plan Approval of the proposed private road.
 - v. Action: Following Commission review and discussion, motion made and seconded to approve the number of lots proposed on the Existing Zoning Plan (9 lots total - 5 lots proposed for 2F dwellings/4 lots proposed for SF dwellings). Roll Call Vote: Brenner-yes, Miner-yes, Nardin-yes, Fryling-yes, Standish-yes, Ross-yes, DeVries-no (doesn't support layout).
 - vi. Discussion: The Planning Commission reviewed the application/site plan in consideration of the Planners Report and the concerns raised by the public. Site plan elements related to

access to Selkirk Lake, establishment of docks; improvements within the wetlands, and maintenance of stormwater retention ponds were specifically discussed.

vii. Action: Motion by Nardin, seconded by Brenner, to:

- 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/approval of the legal instrument proposed to preserve the open space in perpetuity. The Master Deed shall provide for access to and continued maintenance of designated open space, with specific reference to the prevention of development encroachment.
- 2) Docks shall not be established within the wetlands or designated open space.
- 3) Trails or other improvements shall not be established within the wetlands. The wetlands shall be left in a natural state.
- 4) The A-zoned portion of the project (Units A1-A4) is limited to single-family homes.
- 5) The existing private drive to 125th Avenue shall be removed and no new private drives to 125th Avenue shall be established.
- 6) Township Board approval of the final plan for the site condominium.
- 7) Township Board approval of the proposed private road.
- 8) Allegan County Drain Commission review/approval of the proposed stormwater management system.
- 9) Allegan County Health Department review/approval of the well/septic infrastructure. Allegan County Road Commission approval of the private road intersection with 125th Avenue.

- Recommend 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.
- Recommend 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), 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), with specific reference to the prevention of stormwater overflow, and be subject to Township Attorney review/approval.

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