

**WAYLAND TOWNSHIP PLANNING
MINUTES FOR THE MEETING ON 7-9-2025**

1. MEETING CALLED TO ORDER: 6:30 p.m. by Chairman Bob Fryling
2. ROLL CALL: Ron DeVries, Deb Nardin, Bob Fryling, Jerry Ross, Larry Brenner, Rodney Standish, Matt Miner and Township Planner Rebecca Harvey.
3. ACCEPT AND/OR REVISE MINUTES: A motion to accept the minutes from 6-11-2025 was made by Ron DeVries, 2nd by Jerry Ross. All Aye, motion passed.
4. ACCEPT AND/OR REVISE AGENDA: A motion to revise the agenda (moving the Planners Report for Public Hearing #2 to i.) was made by Chairman Fryling. The motion to accept the 7-9-2025 revised agenda was made by Ron DeVries, 2nd by Larry Brenner. All Aye, motion passed.
5. PUBLIC COMMENT #1: Colin Kummerfeldt stated Blazing Star Solar Energy met with the Fire Department on July 8th. They continue to contact neighbors near the projected Solar Farm site to see if they have interest in adding solar panels to their property. An application could be filed in August.

6. NEW BUSINESS:

Public Hearing #1: An application for special use permit from Jodi Haveman and Jerry Acton, owner and interested party of 1149 126th Avenue, also known as permanent parcel 03-24-030-10, to install a temporary mobile home dwelling within the A-Agricultural District, per Section 3.03(b) of the Wayland Township Zoning Ordinance.

- i. Applicant Overview: Jerry Acton stated the need for a temporary dwelling for his elderly parents.
- ii. Public Comment: None
- iii. Public Hearing Closed: Chairman Fryling closed the Public Hearing at 6:35 p.m.
- iv. Planners Report: Rebecca Harvey presented her report.
- v. Discussion: Incomplete documents and drawings in the SUP application.
- vi. Action: Matt Miner made the motion to table until the August meeting, Ron DeVries supported.

Public Hearing #2: An application from Green Development Ventures, LLC. interested party of a 59-Acre unaddressed parcel on the east side of the 2700 block of Patterson Road, also known as permanent parcel number 03-24-025-001-02, to rezone said property from the A-Agricultural and R-2 Medium Density Residential District to R2PUD and preliminary approval of a private road serving a site condominium therein, per Section 3.40 and 19.03 of the Wayland Township Zoning Ordinance. Said property is legally described as follows: NE 1/4 NE 1/4 Also E 1/2 NW NE 1/4 EX COR TH S 834.69' TO POB TH CONT S 248' TH W 351.33' TH N 248' TH W 351.33' TO POB SEC 25 T3N R11W

- i. Planners Report: Rebecca Harvey presented her report including the following.

In the Application Overview:

- *The subject project site is approximately 59 acres in area and is provided 1065 ft of non contiguous frontage on Patterson Road.*

- *The subject site is currently undeveloped, consisting of agricultural and wooded lands.*
- *Applicant proposes a rezoning of the subject site from the A District/R-2 District to the R-2 District and PUD District in support of a proposed 90-unit single family site condominium subdivision.*

In the Summary of Findings

- *The rezoning/preliminary site plan review application material has been submitted in compliance with applicable content and procedural requirements.*
 - *The proposal is in compliance with the requirements of Sections 9.02, 9.03, 9.04 and 9.06 of the PUD District. An amendment of the Master Plan to reclassify the property to MDR is needed to obtain compliance with Sections 9.05 and 9.07, PUD District.*
 - *The property cannot be 'concurrently' zoned R-2 and PUD, as requested. Instead, an amendment of the Master Plan to reclassify the property from Agricultural & MDR to entirely MDR is needed to support the proposed project density.*
- ii. Applicant Overview: Mike West presented the development plans for an Open Space, Two-story/single family homes with sewer in the mid-range of \$300,000 to 350,000.
 - iii. Public Comment: One letter was received in opposition from Matt and Sami Curtis.
 - vi. Public Hearing Closed: Chairman Fryling closed the Public Hearing at 7:16 p.m.
 - v. Discussion: After discussing the options, the consensus of the PC is to continue to support our residents' wishes in keeping Wayland Township rural.
 - vi. Action: The PC voted to not modify the Master Plan, therefore denying the rezone request.
7. OLD BUSINESS: Battery Storage Facility Ordinance and Wind Farm Ordinance:
 8. PUBLIC COMMENT #2: Colin Kummerfeldt asked about public meetings and application timeline.
 9. BUSINESS SECTON: None
 10. COMMITTEE AND SPECIAL REPORTS: None
 11. COMMUNICATIONS: Matt Miner reported that the Township Board discussed the following at the July meeting: Apex meeting with the Fire Department and the Township will undergo an audit.
 12. ADJOURNMENT: The motion was made by Commissioner DeVries to adjourn the meeting, 2nd by Commissioner Brenner. All Aye, meeting adjourned at 8:18 p.m.

Respectfully submitted,
Debra Nardin