

WAYLAND TOWNSHIP PLANNING COMMISSION

MINUTES FOR THE MEETING ON 8-13-2025

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 7-9-2025 was made by Ron DeVries, 2nd by Jerry Ross. All Aye, motion passed.
4. ACCEPT AND/OR REVISE AGENDA: A motion to accept the 8-13-2025 agenda was made by Ron DeVries, 2nd by Larry Brenner. All Aye, motion passed.
5. PUBLIC COMMENT #1: None
6. NEW BUSINESS:

Public Hearing #1: An application from Mike West of Green Development Ventures, interested party, on behalf of Robert Arendsen, owner of the unaddressed property along the west side of Patterson Road in Section 25 of Wayland Township also known as parcel number 03-24-025-001-0 and comprising approximately 57.9 acres for rezoning from AG/R-2 to R2PUD and preliminary plan for a Residential Planned Unit Development "Atlas Preserve".

- No one was present to represent the applicant.
- 32 people were in attendance, many of whom were opposed to this development. 10 additional letters and a petition with 18 signatures, all in opposition, were also sent to the Township. Chairman Fryling explained - at our July meeting we had discussed that an amendment to the Master Plan would be required to reclassify the property and support the proposed project density. The PC voted to not modify the Master Plan therefore denying the rezone request.
- In addition, there was a question from the attendees about notification of neighbors within 300 feet when said neighbors lived in an adjoining Township/County. The Yankee Springs residents did not receive notification of this Public Hearing.

7. OLD BUSINESS:
 - a. A SUP from Jerry Acton and Jodi Haveman, 1149 126th Avenue, to install a temporary mobile home dwelling. Robin Acton explained the need for a temporary home for their parents. Rebecca Harvey presented her report and pointed out that the lack of vehicular access to the temporary dwelling raises safety concerns. An extension of the existing driveway should be considered. Discussion ensued. Matt Minor made the motion to approve the SUP for Jerry Acton and Jodi Haveman, 1149 126th Avenue, to install a temporary mobile home dwelling with the following conditions:
 - i. Compliance with all applicable HUD requirements and the Township Building Code
 - ii. Approval of the Allegan County Environmental Health Department of the water supply and sewage disposal facilities proposed to serve the temporary dwelling *[to be detailed in the site plan]*
 - iii. Provision of a safe and reasonable vehicular access route to the temporary dwelling *[to be detailed on the site plan]*

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- iv. Annual review of the non-transferable Special Use Permit as required and in compliance with Section 3.03b

Ron DeVries supported the motion. All Aye, motion passed.

b. Solar Storage Facility Ordinance:

Rebecca Harvey created the first draft ordinance for our review. Rebecca created this draft adapting the Gun Plain Solar Storage Ordinance with the U of M sample. Our commission will study this draft and make suggestions and recommendations at the September meeting.

8. PUBLIC COMMENT #2:

9. BUSINESS SECTON: None

10. COMMITTEE AND SPECIAL REPORTS: None

11. COMMUNICATIONS: Matt Miner reported that the Township Board discussed the following at the August meeting: There is an increase in thefts, especially in new construction sites; drainage issues have delayed the opening of the new section of the cemetery and Escrow policies will be reviewed.

12. ADJOURNMENT: The motion was made by Commissioner DeVries to adjourn the meeting, 2nd by Commissioner Brenner. All Aye, meeting adjourned at 8:00 p.m.

Respectfully submitted,
Debra Nardin