

WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR THE MEETING ON 11-12-2025

1. MEETING CALLED TO ORDER: 6:30 p.m. by Chairman Larry Brenner.
2. ROLL CALL: Ron DeVries, Deb Nardin, Jerry Ross, Larry Brenner, Rodney Standish, Matt Miner and Township Planner Rebecca Harvey.
3. ACCEPT AND/OR REVISE MINUTES: A motion to accept the Edited minutes from 10-8-2025 was made by Ron DeVries, 2nd by Jerry Ross. All Aye, motion passed.
4. ACCEPT AND/OR REVISE AGENDA: A motion to accept the 11-12-2025 agenda was made by Ron DeVries, 2nd by Rodney Standish. All Aye, motion passed.
5. PUBLIC COMMENT #1: None
6. NEW BUSINESS:

Public Hearing: An application from Brian Silvernail, applicant on behalf of Kyle and Stephanie Carlson, property owners of 2870 10th Street, also known as permanent parcel number 03-24-019-042-10, to rezone said property from the R-2 Medium Density Residential District to the C-2 General Commercial District. Said property is legally described as follows:
COM AT SE COR PST OF SEC TH N ON E SEC LIN 1610.32' TO POB TH W 965.19' TO E LIN OF CONS EN CO PROPERTY TH N 323.02' TH E 966.93' TO E SEC LIN TH S ON SD LIN 323' TO POB SEC 19 T3N R11W

- i. Applicant Overview: Brian Silvernail explained the property did not perk (per Allegan County Health Department) therefore they are unable to build a residential home on this parcel. The requested rezone to C-2 will be used for indoor storage of Recreational Vehicles. *Brian Silvernail arrived late and missed the Public Comment.*
- ii. Public Comment: More than a dozen residents were in attendance and opposed the rezone. They suggested the commercial zones remain near the US 131 corridor and not in their residential neighborhood.
- iii. Public Hearing Closed: Chairman Brenner closed the hearing at 6:44 p.m.
- iv. Planners Report: Rebecca Harvey presented her report emphasizing the Summery of Findings:
 - o The requested rezone from the A District/R-1 to the C-2 District is not supported by the Master Plan; an amendment of the Plan is required to support the request.
 - o The requested C-2 District is not supported by the existing zoning/land use/density of development pattern in the surrounding area.
 - o The physical characteristics of the property will limit the use of the property (in any zoning district) without extensive site work to address septic tank needs.
 - o The capacity of the Township's infrastructure and services is sufficient to support the requested zoning of the property.

o The requested rezoning is not supported by/consistent with the development trends in the area...and could be seen to grant a 'special privilege to the subject site.

o Approval of the requested rezoning would likely be seen as support for expanding the C-2 District along 10th Street and could serve to stimulate similar rezoning requests.

v. Discussion: The parcel has residential on both sides and rezoning would require an amendment to the Master Plan.

vi. Action: Commissioner Miner made the motion we recommend the Township Board deny the rezone request from A District/R-1 to the C-2 District based upon the Summary of Findings in the Township Planners Report - Seconded by Commissioner DeVries. Roll call vote: Ron-Yes, Matt-Yes, Deb-Yes, Larry-Yes, Jerry-Yes, Rodney-Yes. Motion passed.

7, OLD BUSINESS: Battery Storage Facility Ordinance:

We received the third draft of the ordinance created by Rebecca Harvey.

Matt Miner contacted Allegan County Emergency Management to check if their Type I Hazmat Team is prepared for a BESS emergency...their response: "Our area fire departments do not have the resources, personnel, or equipment necessary to staff a Class 1 Hazmat Team. This would require extensive effort and resources to create. Because of this, I do not believe we could provide reasonable assurance for safety or fire mitigation if a B.E.S.S. were located in Allegan County."

Discussion included: possible *Impact Fee* added for applicants to provide the additional training costs; increasing Set Backs; review with Attorney; and more research from each Commissioner. BESS Ordinance tabled. Matt will ask Township Board about Attorney review.

7. PUBLIC COMMENT #2: None

8. BUSINESS SECTION: None

9. COMMITTEE AND SPECIAL REPORTS: None

10. COMMUNICATIONS: Matt Miner reported that the Township Board discussed the following at the November meeting: Allegan County Food Alliance; Blazing Star Solar will hold a Public Meeting at the Ebersole Center later in November or December. The new section of Elmwood Cemetery is currently undergoing tree removal and installing drain tiles, and Bob Fryling is doing a good job in the Clerk position.

11. ADJOURNMENT: The motion was made by Commissioner DeVries to adjourn the meeting, 2nd by Commissioner Ross. All Aye, meeting adjourned at 7:59 p.m.

Respectfully submitted,
Debra Nardin