

**WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR THE MEETING ON 12-10-2025**

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 minutes from 11-12-2025 was made by Rodney Standish, 2nd by Ron DeVries. All Aye, motion passed.
4. ACCEPT AND/OR REVISE AGENDA: A motion to accept the revised 12-10-2025 agenda was made by Ron DeVries, 2nd by Matt Miner. All Aye, motion passed.
5. PUBLIC COMMENT #1: None
6. NEW BUSINESS:

A) Ismael Figueroa presented a letter regarding protection for landowners whose property abuts solar farms. His concerns range from property value loss to setbacks and screening.

After lengthy discussion this commission agreed to amend the Solar Energy Systems Ordinance to include the following:

Setbacks

- 1) 100 feet from any property line of a non-participating property.
- 2) 300 feet from the nearest point on the outer wall of a dwelling on non-participating property.
- 3) 50 feet measured for the nearest edge of a public road right-of-way.

Screenings of a non-participating property to consist of two rows of staggered evergreen plantings, planted no more than twelve (12) feet on center and to be maintained throughout the SES existence.

A Complaint Resolution and a Host Community Agreement.

B) ACRC presented site plans for removal and replacement of their Maintenance Garage on 12th Street.

Rebecca Harvey explained her report and found the following required attention:

- 1) Confirmation of applicable side setback requirements: Approved as the PC agreed to correct a typo Rebecca found in our Zoning Ordinance (Section 13.04 Development Standard-Minimum Side Yard Standards (4) 75 ft. will be corrected to 25 ft).
- 2) Outside storage proposal: The outside storage on south property line will require a minimum of 6ft walls. Rear (east property line) will not require screening due to location.
- 3) Refuse disposal proposal- will be located inside new building. PC approved.
- 4) Proposed façade materials-PC approved due to adjacent properties.
- 5) Landscape proposal-PC approved as designed due to adjacent properties and existing vegetation on site.
- 6) Building lighting fixture type-Shall be identified as Sharp Cutoff
- 7) Front yard fence proposal: PC denied 6 ft decorative fence as the ordinance only allows 4 ft. and ZBA will need to approve a 6 ft fence in the front yard.

Ron DeVries made the motion to Approve Allegan County Road Commission Site Plan with the following revisions:

- a. The outside storage will require screening unless the side walls are a minimum of 6 ft.

- b. The building lighting fixture type must have Sharp Cutoff.
- c. The front yard fence is approved at 4ft.

And the following conditions are met:

- Compliance with the nuisance standards (noise, vibration, smoke, odor, leakage) applicable within the I-1 District.
- Signage shall be subject to compliance with Chapter 21 and shall be reviewed/approved through the permit process.
- Written approval by the Allegan County Environmental Health Department of the water supply and sewage disposal facilities prior to issuance of a building permit.
- Township Engineer review/approval of the proposed stormwater management and grading plan.
- Issuance of a Soil Erosion Sedimentation Permit by the Allegan County Drain Commissioner.
- Township Fire Department review/approval of site access/circulation and the fuel island & containment area (per Section 3.37)

Supported by Matt Miner. Roll Call Vote: Rodney-yes, Jerry-yes, Larry-yes, Deb-yes, Matt-yes, Ron-yes. Motion Passed.

7. OLD BUSINESS: Battery Storage Facility Ordinance: The above-mentioned amendments for the SES ordinance will follow through to the BESS Ordinance (*i.e., Setbacks, Screenings, Complaint Resolutions and Host Agreements*).

Election of Officers for 2026 was held. Rodney nominated Larry as Chair, Rodney as Vice Chair, Matt as Secretary, and Deb as Deputy Secretary, seconded by Matt. All Aye.

Meeting dates for 2026 were approved.

8. PUBLIC COMMENT #2: Colin Kummerfeldt asked about potential changes to the SES Ordinance.
9. COMMUNICATIONS: Matt Miner reported that the Township Board denied Silvernail rezone, Escrow letters were sent out, Blazing Star met with the Township Assessor, Heather Mitchell, Elmwood Cemetery is removing three trees, and Roger will forward our BESS Ordinance to the Township Attorney for review when completed.
10. ADJOURNMENT: The motion was made by Commissioner DeVries to adjourn the meeting, 2nd by Commissioner Standish. All Aye, meeting adjourned at 8:28 p.m.

Respectfully submitted,
Debra Nardin