

**WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR THE MEETING ON 2-11-2026**

1. MEETING CALLED TO ORDER: 6:30 p.m. by Chairman Larry Brenner.
2. ROLL CALL: Jim Stoddard, Larry Brenner, Rodney Standish, Deb Nardin and Township Planner Rebecca Harvey. Jerry Ross and Matt Miner were absent with prior notice.
3. ACCEPT AND/OR REVISE MINUTES: A motion to accept the minutes from 1-14-2026 was made by Rodney Standish, 2nd by Jim Stoddard. All Aye, motion passed.
4. ACCEPT AND/OR REVISE AGENDA: Larry Brenner made the following revision to the agenda - switch Old Business with New Business. A motion to accept the revised 2-11-2026 agenda was made by Rodney Standish, 2nd by Jim Stoddard. All Aye, motion passed.
5. COMMUNICATION:
 - a. Commissioner Brenner extended our condolences to Becky Harvey on the loss of her father.
 - b. Commissioners are available on March 18th and March 25th for a joint session with the Township Board.
 - c. Larry commented on the video Matt emailed to the PC members, from Andrew Hall w/ Land & Liberty Coalition, encouraging all to view it.
6. PUBLIC COMMENT: All welcomed Justin VanDyke from Wayland Union High School who attended this meeting for credit in his Civics Class.
7. OLD BUSINESS:
 - a. BESS Ordinance
 - i. Planner Harvey presented the 5th Draft BESS Ordinance revisions noting that all changes are in bold print.
 - ii. Sections d & e are expanded with new sub-sections and include both small and large systems.
 - iii. The Commissioners reviewed and discussed the changes. The BESS draft is tabled until the next meeting.
 - b. SES Text Amendment
 - i. Becky Harvey removed the Property Value Guarantee under advisement from the Township Attorney
 - ii. All changes are in bold print and section 4 - viii (Ground Cover) was added
 - iii. This commission reviewed and discussed the changes. The SES Text Amendments is tabled until the next meeting.
 - iv. Becky will send both the BESS Ordinance and the SES Text Amendment to the Township Attorney.
8. NEW BUSINESS:
 - a. Blazing Star Solar SUP/Rezone Application - Rebecca Harvey prepared an assessment of this project.
 - i. 13 parcels in A-Ag with 2 having a 270' frontage in R-1.
 - ii. Rezoning now from R-1 to A-Ag will require Amending the Master Plan (a 63-day process) this combined with notices, Public Meetings, SUP and the Township Board Approval put the timeline to June – July for completion
 - iii. A Public Meeting for the SUP could be scheduled for April if no rezone is requested.

- iv. Table 3 on page 2 of Beckys report lists the recommended professionals to review the site plan i.e. Twp. Attorney, Twp Engineer, WFD and a Landscape Architect...the latter will help to determine the appropriate ground cover and buffer for this project.
- v. Larry expressed his concerns about stormwater and watershed issues.
The Twp. Engineers report will address this.
- b. Commissioners reviewed the 2025 Annual Report that Matt Miner created.
Thank you, Matt, well done.
- b. PUBLIC COMMENT #2: None.
- c. ADJOURNMENT: The motion was made by Commissioner Standish to adjourn the meeting, 2nd by Commissioner Nardin. All Aye, meeting adjourned at 8:22 p.m.

Respectfully submitted,
Debra Nardin