

**WAYLAND TOWNSHIP PLANNING COMMISSION
MINUTES FOR JANUARY 14, 2026 MEETING**

1. Meeting called to order at 6:30 pm by Chairman Larry Brenner.
2. Roll Call: Members Present: Larry Brenner, Matt Miner, Deb Nardin, Jerry Ross, Rodney Standish & Jim Stoddard. Township Planner Rebecca Harvey was absent.
3. Approval of minutes from 12-10-25 meeting: Commissioner Nardin proposed a correction to the draft minutes (6-a, should read "consider amending") Motion by Commissioner Standish to accept the revised minutes, 2ND by Commissioner Nardin, All Aye, motion Passed
4. Approval of agenda for 1-14-26 meeting: Motion by Commissioner Standish to accept the agenda as written, 2nd by Commissioner Ross, All Aye, motion passed.
5. Chairman Brenner informed those in the audience that Commissioner DeVries had passed away early that morning. He asked everyone to join him in a moment of silence in respect to Commissioner DeVries.
6. New Business
 - a. Apex Clean Energy/ Blazing Star Solar. Preliminary discussion on the upcoming submittal of their application for a Special Use Permit for a solar farm.
 - i. Apex Energy Senior Development Manager, Colin Kummerfeldt presented the commissioners with a folder containing a briefing of the upcoming plan/project. Kummerfeldt added the following: The application is in the printing process, and he anticipates on dropping off the required copies to PCI on Thursday or Friday. He estimates it will be around 450 pages. They are proposing robust screening from residents who have entered into an agreement with and also those who have not. Robust screening is not being proposed on properties with vacant farmland. The Project will encompass approximately 670 screened in acres. It is a 125-megawatt project. They expect this project to produce over \$25 Million over its life of 30 years.
 - ii. Kummerfeldt answered questions from the Commissioners.
7. Old Business:
 - a. SES Ordinance Text Amendment
 - i. Commissioners reviewed the proposed changes to the SES ordinance.
 - ii. Chairman Brenner is concerned with the language used in the property value guarantee, specifically about the appraisal procedures and the agreement with property owners and how the determination will be made on the asking price. Nardin agreed that the needs to be more clarity. She also thinks there should be language that specifies the decrease of the property value is because of a SES project.
 - iii. Commissioner Nardin thinks that 1 mile is too far of a radius for the Property Value Guarantee. Commissioners discussed this. Standish said he is good with a mile. Ross thinks it should be more than a mile. Brenner was good with a mile. Miner commented that he thinks since those who are not in the agreement with an SES company do not stand to gain anything from one, & this a way to guarantee those who may be negatively affected are protected and that he was good with 1 mile.
 - iv. Commissioner Stoddard suggested language be put in to reference National Electric Fire Codes, NFPA 1, NFPA 70A, 70B, & 855.
 - b. BESS Draft Ordinance (Battery Energy Storage Systems)
 - i. Commissioners reviewed revision #4 of the Draft BESS Ordinance.

- ii. On Page 6, Letter N (Host Community Agreement) Chairman Brenner if this is for both large and small BESS.
 - iii. Same questions about the Property Value Guarantee that were mentioned in the SES Amendment arose for the BESS.
 - iv. Commissioner Ross thinks the setback requirements from the road right of way of 50' is not far enough. Miner reminded him this is for industrial zoning only and thinks that 50' is fine. Other members agreed with Miner.
 - v. On Page 10, number 19, there are many times throughout the paragraph referencing the SES and they should be referring to the BESS.
 - vi. Miner will get these questions and proposed corrections to Rebecca Harvey for revision.
8. Public Comment: Andrew Hall introduced himself on behalf of the conservative based nonprofit group Land & Liberty Coalition. He said they are there to help municipalities keep local control of things affected by PA23. Steve Knowlton asked about the process to have his land split in the AG zoning district because he only has 893' of frontage and not the required 1,000' (500' per parcel). He said he was aware that the PC has a history of denying those requests. Miner confirmed and suggested he start with PCI.
 9. Committee and Special Reports: None
 10. Communications: Miner shared he was deeply saddened by the passing of DeVries, welcomed Jim Stoddard to the Planning Commission & talked about the Township Board Meeting on 1-5-26.
 11. Adjournment: A motion was made by Commissioner Standish to adjourn with support from Stoddard, All Aye. Meeting adjourned at 7:48 pm.

Matthew Miner, Secretary, Wayland Township Planning Commission.

Harvey SES revision 1 and BESS revision 4