



City of Wayland
Planning Commission Annual Report
2019

Introduction

The Planning Commission is responsible for approving the plans for all new commercial buildings and multi-family (three (3)+ dwellings) residential units. We appreciate our board members for their service on the Planning Commission and they work they do to help develop the City of Wayland.

Purpose

The Michigan Planning Enabling Act states: "A Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development." This written report meets this statute, and is meant to increase information-sharing between staff, boards, commissions, and the governing body and allows for anticipation of upcoming issues and priorities.

Membership

Planning commission member	Term expiration
JD Gonzales (Chair)	March 2021
Sam Dykstra (Vice Chair)	March 2021
Andrew Shelest	March 2021
Gary Ragen	March 2022
Ryan Martin	March 2022
Ben Adams	March 2022
Mark Lyons	March 2023

The City of Wayland Planning Commission met 9 times. This meets the requirements of the MPEA.

Master plan review

The Master Plan needs to be reviewed in the upcoming year (2020), and a request for proposals will go out in late 2020 to bid for the project. The new plan to be adopted will be compliant with Redevelopment Ready Communities.

Zoning Ordinance amendments

PC recommended approval to Council the following amendments to the City of Wayland Zoning Ordinance:

- Sections 20-89 and 20-90, Amended 5/14/2019, amending the construction of Accessory Structures to be a percentage of the parcel rather than a set maximum floor area.
- Section 20-571, Amended 9/10/2019, amending eligibility criteria for properties to be developed via Planned Enterprise Residential Cluster PUD methods within the City.

PC began working on the following ordinance amendment considerations in 2019:

- Amendment to Article XIX- Signs
- Amendment to Zoning Ordinance (no chapter/article as yet assigned) to allow for Accessory Dwelling Units under specific circumstances.

These changes are still in early discussion stages and have not yet been cleared for public hearing as of 9/15/2020

Development Reviews

Project type	Location	Description	Status	Recommendation to legislative body	Date of action
Special-Use Permit	295 Reno Dr. (#56-006-054-030)	Event Center on Vacant land.	Approved w/conditions	rec. Approval with conditions	1/8
Special-Use Permit	308 Lorene St. (#56-700-009-00)	In-home Daycare	Approved	Re. approval	3/12
Site Plan Review	Village Green Apartments	Revised site plan	Approved w/minor administrative changes	n/a	3/12
Special-Use-Permit	429 W. Sycamore St. (#0356-006-104-00)	1152 sq.ft detached garage w/ lean to	Approved	Rec. approval	5/14
Site Plan Review	Wolverine Power (#0356-007-008-20)	Facility upgrade	Approved	n/a	6/11
Site Plan Review	Coldwater Concrete (#0356-007-008-30)	Facility upgrade	Approved, waived paving requirement	n/a	7/9
Special-Use Permit	501 Voyager Dr. (#0356-266-069-00)	Accessory structure larger than 3% total area	Approved	Rec. approval	10/17

Variances

Variance Type	Location	Description	Status	Recommendation to legislative	Date of action
Dimensional	622 S. Locust St.	Detached accessory 1200-sq. ft.	Approved	n/a	3/19

Actions by City Council :

- Amendment RE accessory buildings
- Amendment RE PERC eligibility
- Approval of Shepherd SUP for Lumberyard Events Center in January 2019.
- Approval of SUP for #56-006-054-030
- Approval of SUP for #56-700-009-00
- Approval of SUP for #0356-006-104-00
- Approval of SUP for #0356-266-069-00

Zoning Map Changes

- 9/10/2020: Parcel ID #56-007-011-00, amended to be developed via Planned Enterprise Residential Cluster PUD methods.

Trainings attended

Topic /description	Date
Sam Dykstra, Michigan Association of Planning Annual Conference	9/25-9/27
ZBA- Understanding of basic procedures and role of members (presented by PCI)	6/11/2019

Potential training topics in the upcoming year, based on goals and priorities

Topic /description
Planning and Zoning Basics
How Planning Commission Fits in With Municipal Government
Master Plan Review

Joint meetings

Joint Meeting was not held this year; however is planned for October 2020.