



City of Wayland
Planning Commission Annual Report
2020

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. In 2020, the Planning Commission met four times: January 14, February 11, July 14, and November 10.

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 4 times in 2020. This meets the requirements of the MPEA.

Master plan review

The Master Plan needs to be reviewed in the upcoming year (2021), 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 began working on the following ordinance amendment considerations in 2020:

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

PC discussed a zoning amendment to allow improved surface parking areas within front set yard area of homes; however, they moved to discontinue discussion on 1/14/2020.

These changes are still in discussion stages and have not yet been cleared for public hearing as of 12/31/2020.

Development Reviews

Project type	Location	Description	Status	Recommendation to legislative body	Date of action
Special-Use Permit	150 Naman Court (# 56-850-017-00)	Detached accessory building.	Approved	rec. Approval with conditions	11/10

Variances

No Variance Requests were acted upon this year.

Variance Type	Location	Description	Status	Recommendation to legislative	Date of action

Actions by City Council :

- Approved Special-Use Permit for Parcel #56-850-017-00.

Zoning Map Changes

- No Zoning Map changes were acted upon this year.
- A discussion began on adjusting the minimum lot size of the R2 zoning district; however discussion continues into 2021.

Trainings attended

Topic /description	Date
Recreational Marijuana Planning	01/14/2020
Planning Commission Principles	07/14/2020
RRC Best Practices	11/10/2020

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 one is planned for Winter 2021.