

**PLANNING COMMISSION**  
**AGENDA**  
**November 17, 2022**  
**7:00 PM**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **BOARD REPORTS FROM REPRESENTATIVES**
4. **PUBLIC COMMENT (Non agenda matters) - (Limit to 5 minutes per person-Additional comments under item 10).**
5. **MINUTES –October 20, 2022**
6. **Inquiry on conflict of interest**
7. **NEW BUSINESS**
  - a. PC-22-11-14PARCEL ID# 08-16-205-306-00. Unaddressed parcel on Sandy Beach St. Wayland, MI 49348
    - i. A request by property owner Dennis Stiffler Special Exception Use/Site Plan Review pursuant to the section 12.7 Outbuildings **“Special Exception Uses”**.
      1. The subject site is approximately a .317-acre vacant parcel. The property is currently zoned Residential Single Family (RSF) and the applicant is requesting a Special Exception Use/Site Plan Review to allow for the construction of an accessory building on an otherwise vacant lot.
  - b. **Education – Upcoming and Completed Opportunities**
8. **OLD BUSINESS**Public Hearing: Zoning Ordinance text amendments to Article XX, Section 20.8, Zoning Board of Appeals authority
  - a. Public Hearing: Zoning Ordinance text amendments to Article XIII, Private Road Standards and Procedures, including revisions to Sections 13.2, 13.3, 13.4, 13.5, 13.6 and 13.7.
  - b. Public Hearing: Zoning Ordinance text amendments to Article XII, General Regulations, including adding a table format for dimensional requirements and other amendments.
  - c. Public Hearing: Zoning Ordinance text amendments to Article III, Section 3.16 (F) Chief Noonday Corridor Overlay District, regarding setbacks and adjacent land uses, which changes shall be incorporated in Article XII.
  - d. Outbuilding size restrictions – Review/Discuss Proposed amendment to current ordinance
  - e. Review/Update 2022 PC Work Plan
9. **SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE PC**
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**