



Wexford Joint Planning Commission Staff Report – DECEMBER 2021



Planning and Zoning [STAFF RECOMMENDATION – ANNUAL MEETING]

... under the order, which is in effect through Jan. 31, **all township meetings must remain virtual ...**
 ... other indoor gatherings, **including all public meetings**, remain prohibited ...
 ... As a reminder, under Public 254 of 2020, townships, and all local governments, can continue to meet virtually for any reason through March 30, 2021 ...

*** VIRTUAL ANNUAL MEETING | FEBRUARY 22nd, 2021 | 6:30 PM ***

BUDGET – the ‘proposed’ budget (that was submitted in December of 2020 – NO CHANGES) has been submitted for the 2021-2022 fiscal year for the operation of the Wexford Joint Planning Commission. Please note that it appears that (barring any special project / request from the WJPC) the budget is leveling off as projected last year. Note: \$25,212.00 was carried forward from our planning consultant line item (as noted in the 2019-2020 audit) into the 2021-2022 year but **NOT reflected in the budget**, for completion of the Master Plan.

Land Use Permit Activity

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
LUP127	2212-06-3101	Norris, Timothy / Slagle Trout Club	ND	RR	SLA	New Dwelling
LUP128	2210-17-3301-04	McAfee, Jim - Clark Mfg. Homes	ND	RR	SEL	New Dwelling
LUP129	2411-LG1-182	Barodte, Deborah	DEMO-ND	R1	HAN	DEMO-New Dwelling
START CALENDAR YEAR 2021						
LUP001	2110-23-2103	Lapinski, Nancy	Shed	RR	CHE	Shed for Lavander

Accessory Building Language (ordinance adoption)

The accessory / storage building ordinance language was published on Thursday, January 21st, 2021 and will become effective on January 29th.

Administrative Site Plan Review

A ‘first-draft’ of proposed language has been submitted that would allow staff to perform a varying degree of site plans that does **NOT** include new construction. Essentially, the intent is to streamline the zoning process under identical standards used by the Planning Commission for extensions / expansions, changes of use, and minor alterations or additions to existing uses including new permitted uses and accessory buildings and uses.

Zoning Board of Appeals

The Zoning Board of Appeals met on Wednesday, December 23rd, 2020 to hear a dimensional variance request. A minimal variance was granted to allow encroachment into side-yard setbacks in light of an accessory building being previously placed almost in the precise center of the platted lot.

Court [Mud Bog – Cherry Grove Township]

Upon the direction of the WJPC, a request for ‘leave to appeal’ was filed with the court – on January 6th, 2021 the Circuit court said: (excerpt)


The Township has elected to file a motion seeking the 84th District Court to enforce orders it never issued, instead of simply issuing another citation for a municipal civil infraction for new alleged violation occurring 18 months after that on March 1, 2019.

ORDER

IT IS HEREBY ORDERED that the Application for Leave to Appeal is DENIED.

This Court does not retain jurisdiction.

DATED: January 6, 2021



Hon. Jason Elmore (P67075)
28th Circuit Court Judge

Master Plan

55 Surveys were mailed out to ALL WJPC elected officials and presented to PC members at our last in person meeting. As of the date of this report **ONLY 27** were returned to the WJPC office. Assistant ZA Townsend is preparing a staff report – this will be forwarded along to our planner with copies of the actual surveys.

The planning consultant is being invited to speak during our annual meeting regarding final steps and process required to complete the Master Plan.

Respectfully submitted,



Planning and Zoning Director