



Wexford Joint Planning Commission

4830 E. M – 55 Highway

Cadillac, Michigan 49601

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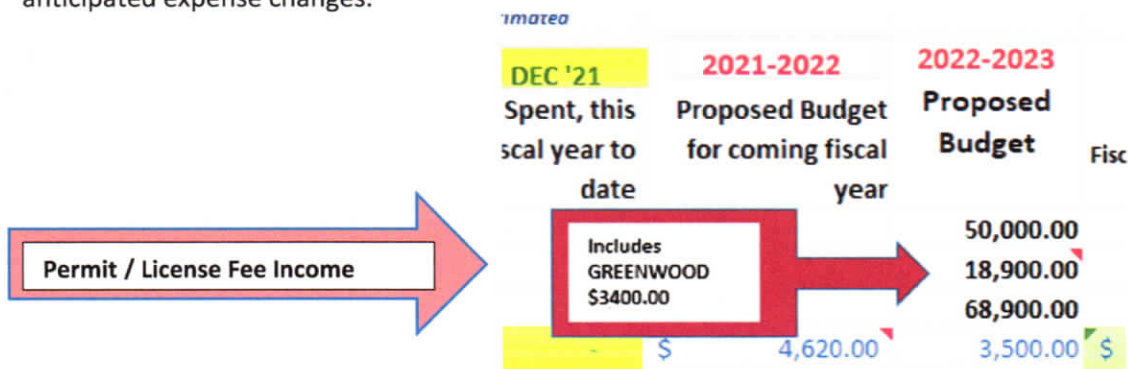
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JANUARY 2022 STAFF REPORT

Planning and Zoning

BUDGET

A new 'draft' budget is attached to this report for your consideration. The only changes made were to the Budgeted Permit Fee Revenue line to reflect the estimated 'budget' / 'income' to complete the withdrawal of Greenwood Township from the Wexford Joint Planning Commission. There were no anticipated expense changes.



ACTION ITEM
 MTA (Michigan Townships Association) refunded \$538.00 to the Wexford Joint Planning Commission in this current fiscal year. *(this was from the 2020 MTA conference that was cancelled)* Staff would like authorization use this amount to register for the 2022 MTA conference being held during the last week of April.

Land Use Permit Activity

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
(end 2021)						
LUP174	2110-LWGN-01	Oberhaus, Brandon	SOLAR	R1	CHE	Roof Mount Solar Array
LUP175	2410-04-2103	Arlt, Michael and Tammy	SOLAR	RR	GRE	Roof Mount Solar Array
(start 2022)						
2022-01	2312-10-1104	Vadoo, Jimmy - kellogg, Bldr.	RAD	RR	SPR	Res Addition / After Fact

ND = New Dwelling RAD = Residential Addition RA = Residential Accessory

Master Plan

Staff and the planner of record are working diligently on the Future Land Use portion of the master plan – hoping to present a 'final' version at the Annual Meeting on February 28th, 2022. The final step will be to send the 'draft' out to all municipalities (already done minus Future Land Use) and request permission to distribute to the notice group.

(see page #2)

Office / Staff

Staff has responded to several general inquiries related to nonconforming uses. In general, most of these 'uses' / inquiries are desiring to expand. Staff recommends that the WJPC membership review Article 80 of the Wexford Joint Zoning Ordinance for a better understanding of how we deal with these issues.

ANNUAL MEETING

MONDAY – FEBRUARY 28th, 2022

For your review,



Planning and Zoning Director

REMINDER

TRAINING SCHEDULE:

APRIL 20th, 2022 – Site Plan Review and Special Uses [**NOT** a meeting] w/ Katherine Kaufman

The April 20th, 2022 TRAINING SESSION is NOT a MEETING and is NOT open to the public

APRIL 25th, 2022 – Site Plan Review w/ Chris Grobbel [regular meeting]

May 23rd, 2022 – Special Land Uses w/ Chris Grobbel [regular meeting]

Budget Line	2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		Balance Remaining of Fiscal 2021/2022 Budget
	Budget for three fiscal years prior to this fiscal year	Budget for two fiscal years prior to this fiscal year	Budget for one fiscal year prior to this fiscal year	Budget for this fiscal year	Budget for this fiscal year	Budget for this fiscal year	Budget for this fiscal year	Spent, this fiscal year to date	Proposed Budget for coming fiscal year	Proposed Budget			
Budgeted Participating Municipality Share	\$ 3,400.00	\$ 6,500.00	\$ 6,500.00	\$ 4,620.00	\$ 4,620.00	\$ 4,620.00	\$ 4,620.00	\$ 1,190.00	\$ 4,620.00	\$ 50,000.00	\$ 50,000.00	\$ 3,430.00	
Budgeted Permit Fee Revenue	\$ 400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,900.00	\$ 18,900.00	\$ 1,842.00	
Total Budgeted Revenue	\$ 3,800.00	\$ 6,500.00	\$ 6,500.00	\$ 4,620.00	\$ 4,620.00	\$ 4,620.00	\$ 4,620.00	\$ 1,190.00	\$ 4,620.00	\$ 68,900.00	\$ 68,900.00	\$ 5,272.00	
705.0 Reg. Meetings Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
705.1 Spcl. Meetings Per Diem	\$ 1,800.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 158.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,842.00	
727.0 Office Supplies / Postage	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,250.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,250.00	
727.01 Admin. Fiduciary-Cherry Grove Twp.	\$ -	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ -	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	
000-800 BANK FEES	\$ 800.00	\$ 3,000.00	\$ 2,500.00	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 2,840.00	\$ 2,750.00	\$ 3,000.00	\$ 3,000.00	\$ (90.00)	
801.01 Audit - Baird Cotter Bishop	\$ 6,240.00	\$ 13,500.00	\$ 18,550.00	\$ 15,975.00	\$ 15,975.00	\$ 15,975.00	\$ 15,975.00	\$ 6,877.50	\$ 15,975.00	\$ 15,975.00	\$ 15,975.00	\$ 9,097.50	
827.0 Zone Admin - Contract	\$ 800.00	\$ 600.00	\$ 700.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 350.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 650.00	
827.01 WJPC_Recording Secretary	\$ -	\$ 500.00	\$ 775.00	\$ 775.00	\$ 775.00	\$ 775.00	\$ 775.00	\$ -	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	
801.0 Internet / Web / Office	\$ 13,000.00	\$ 5,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 2,160.00	\$ 10,000.00	\$ 9,000.00	\$ 9,000.00	\$ 7,840.00	
827.03 WJPC - Attorney - Legal	\$ 10,000.00	\$ 9,000.00	\$ 22,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
827.04 WJPC - Planning Consultant	\$ -	\$ 9,000.00	\$ 10,000.00	\$ 9,950.00	\$ 9,950.00	\$ 9,950.00	\$ 9,950.00	\$ 2,990.00	\$ 9,950.00	\$ 9,950.00	\$ 9,950.00	\$ 6,960.00	
827.02 Asst. ZA	\$ 2,000.00	\$ 4,625.00	\$ 4,625.00	\$ 4,625.00	\$ 4,625.00	\$ 4,625.00	\$ 4,625.00	\$ 870.00	\$ 4,100.00	\$ 3,900.00	\$ 3,900.00	\$ 3,230.00	
860.0 Mileage - Regular Meetings	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
860.01 Mileage - Spcl. Meetings	\$ 975.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
860.02 Mileage - Training	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
860.03 Mileage - Administration and Enforce	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
900.0 Publishing	\$ 700.00	\$ 775.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,366.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 634.00	
910.0 Insurance	\$ 3,385.00	\$ 2,600.00	\$ 2,800.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,941.00	\$ 3,100.00	\$ 2,750.00	\$ 2,750.00	\$ 159.00	
940.01 Rent - Cherry Grove Twp.	\$ 1,200.00	\$ 1,200.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 1,200.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 1,200.00	
958.0 Dues - memberships	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ -	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	
960.0 Training - Conference - Education	\$ 850.00	\$ 1,000.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 3,000.00	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00	\$ -	
990.0 Contingency / Legal Defense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,500.00	\$ 29,500.00	\$ 29,500.00	\$ -	
TOTALS	\$ 50,000.00	\$ 62,000.00	\$ 88,800.00	\$ 73,495.00	\$ 73,495.00	\$ 73,495.00	\$ 73,495.00	\$ 27,192.50	\$ 75,345.00	\$ 74,925.00	\$ 74,925.00	\$ 48,152.50	

Includes GREENWOOD \$3400.00

ANTICIPATED