

Wexford Joint Planning Commission Annual Report – 2019

www.wexfordjpc.org

The **Wexford Joint Planning Commission** is here to serve!

This **Annual Report** is intended to provide the Participating Municipalities an inside look at the progress made by, and the progressive plans of the **Wexford Joint Planning Commission (WJPC)**.

Since the official inception beginning in mid-2016, the **WJPC** has experienced the same growing pains as any new enterprise would be expected to encounter. Meeting twelve times each year amounts to little more than twenty-four hours of hands-on time in a calendar year. This valuable time continues to be wisely used and to your benefit.

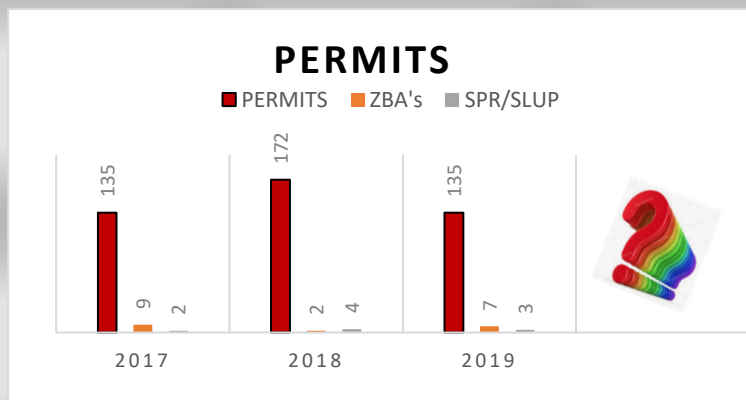
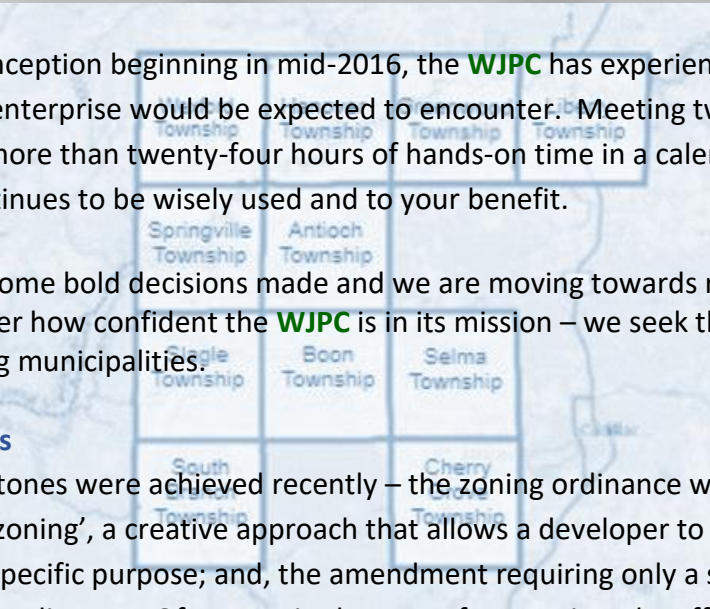
There have been some bold decisions made and we are moving towards realizing our purpose. However, no matter how confident the **WJPC** is in its mission – we seek the input and guidance of our participating municipalities.

Past Achievements

Three major milestones were achieved recently – the zoning ordinance was amended to allow for ‘conditional rezoning’, a creative approach that allows a developer to voluntarily offer to rezone land for a specific purpose; and, the amendment requiring only a simple majority to amend the zoning ordinance. Of course, in the case of a rezoning, the affected Township must be in support of the proposal. The third and most important milestone is the aggressive work being made on the Master Plan.

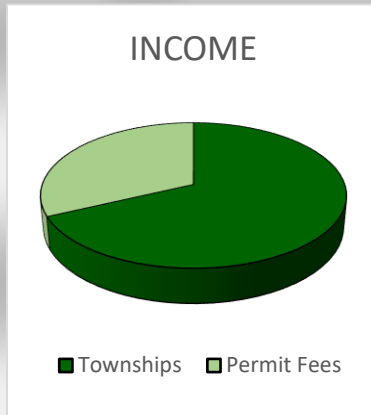
Permits

The **PERMIT** chart summarizes the most recent three calendar years of activity for zoning permits, zoning board of appeals activity, and special uses, site plan reviews, and amendment petitions before the **WJPC**. There is no discernable reason for the number of permits being issued for the year 2018 that staff has been able to



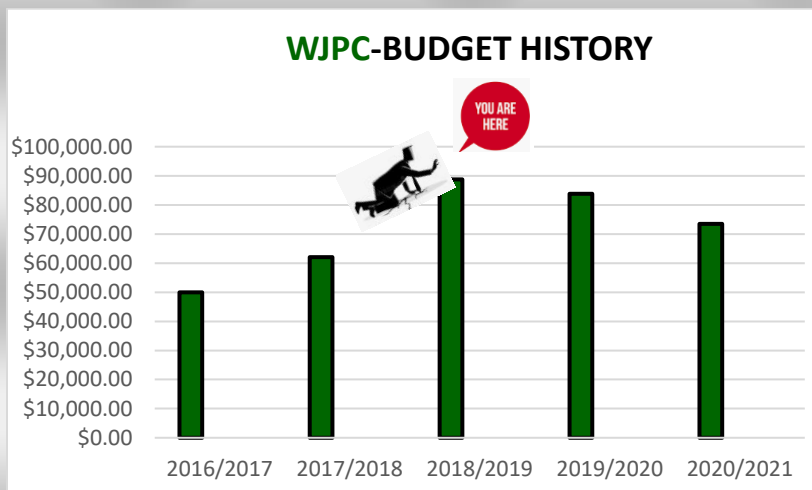
Income

The Wexford Joint Planning Commission relies on only two (2) sources of income for operation. The initial \$50,000 (fifty-thousand) dollar budget that is shared equally **and** proportionally between the eleven participating municipalities, and fees collected during the permitting process.



The permit fees portion also includes ‘reserve’ that the **WJPC** has accumulated by being fiscally conservative in the past. We have all but fully funded our Enterprise and Legal Defense Funds at ‘**about**’ 20% (twenty-percent) of a total annual budget.¹

The Townships share must be considered as a ‘**joint**’ venture that is measured somewhat proportionately to the services being received and then compared to the overall benefit of the collective unit – the participating municipalities as a whole.



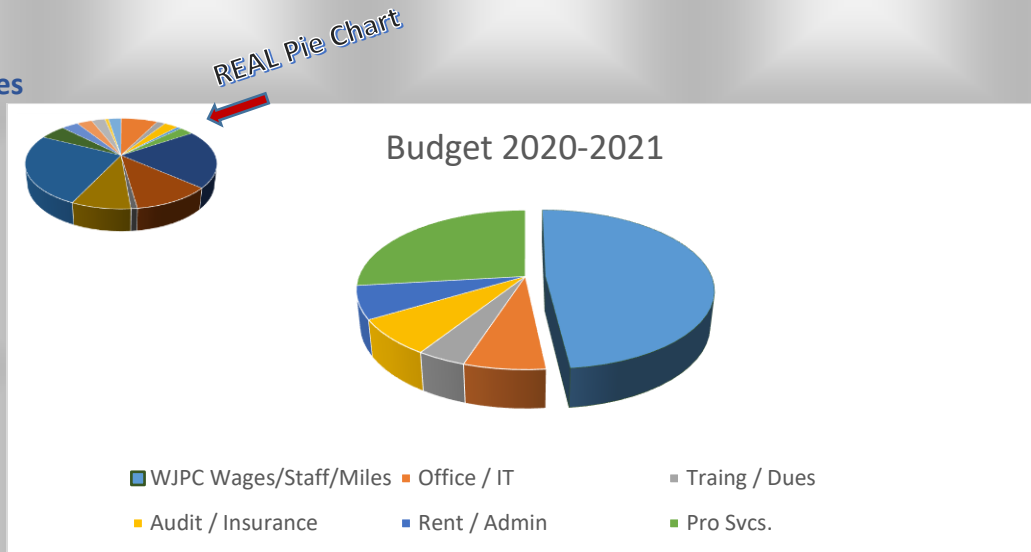
Budget

The **Budget** chart indicates what staff believes to be a ‘trend’. The eventual completion of the Master Plan and subsequent Zoning Ordinance updates (to implement the Master Plan) should allow the budget to settle into a ‘maintenance’ position. Barring any special projects, the budget should become more predictable for the **WJPC** in the future.

Note: The 2020 / 2021 fiscal budget for the **WJPC** is based solely on our financial position as of the end of the 2018 / 2019 fiscal year (June 30, 2019), according to the audit.

¹ [Ordinance and Agreement](#) – Section 9 [Operating Budget and Office], 9.g.2

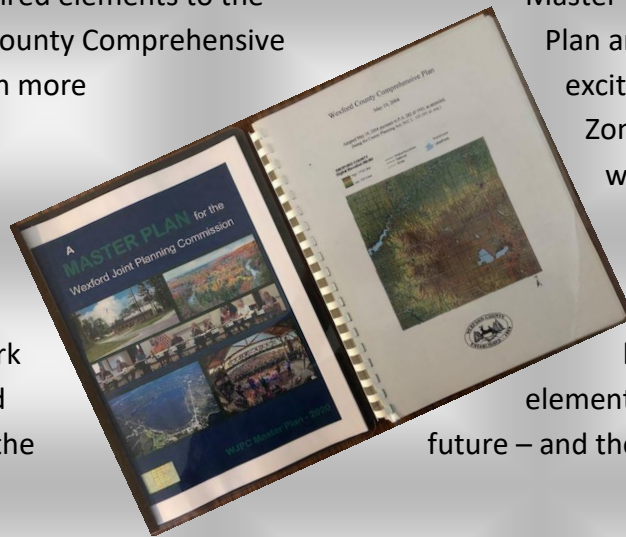
Expenses



Although the actual **WJPC** budget has many more line items than illustrated above, the expense items generally fit into the categories as described. The **WJPC** strives to be fiscally conservative while at the same time delivering superior service to our constituency.

Master Plan

The **WJPC** has taken the bold step of approving the re-write of the Master Plan (including statutory updates) rather than a series of amendments. The original proposal was to provide the statutorily required elements to the the 'old' Wexford County Comprehensive Plan and Fact Book by reference. The 'new' and much more exciting idea (with the assistance of the Assistant Zoning Administrator, Ben Townsend) is to re-write the existing plan and update where necessary legal elements; and then, incorporate the 'old' plan and fact book by reference. This work has already started and the new look, style, and elements are going to provide for guidance well into the future – and the 'PLAN' is being designed to be 'used'.



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Coming Soon –

<https://www.surveymonkey.com/r/WCJPC2020>

- **WJPC Community Survey** **It's HERE!** [visit: www.wexfordjpc.org]
- **March 23 – (at regular meeting) – Community Visioning – Zoning Plan – led by planner Chris Grobbel**

What's next?

Upon completion of the **Master Plan** by the **WJPC** it is required to be submitted to the participating municipalities for review and approval.² This is a two-step process; initially it is submitted for YOUR review and approval to distribute copies of the Master Plan to the notice group.

*Several administrative processes are happening concurrently in this process. 'After' the participating municipalities have approved distribution of the plan, then a notice of a public comment period is sent along with the plan distribution. The required comment period for an amendment to a Master Plan is 42 days.³ 'After' the 42-day public comment period the **WJPC** shall hold at least one public hearing before approving the Master Plan.*

Now what?

The normal chain of events '**after**' final approval of the Master Plan is to take the bold step of implementing the Master Plan. To what degree are **YOU** ready to implement the various visions of **YOUR** community?

Respectfully submitted –

- *on behalf of the Wexford Joint Planning Commission*



*Robert (Bob) Hall
Planning and Zoning Director*

² [Ordinance and Agreement](#) – Section 4 [Powers and Duties], 4.a

³ [Michigan Planning Enabling Act](#), Act 33 of 2008 – Section 125.3845.(1).(b)