

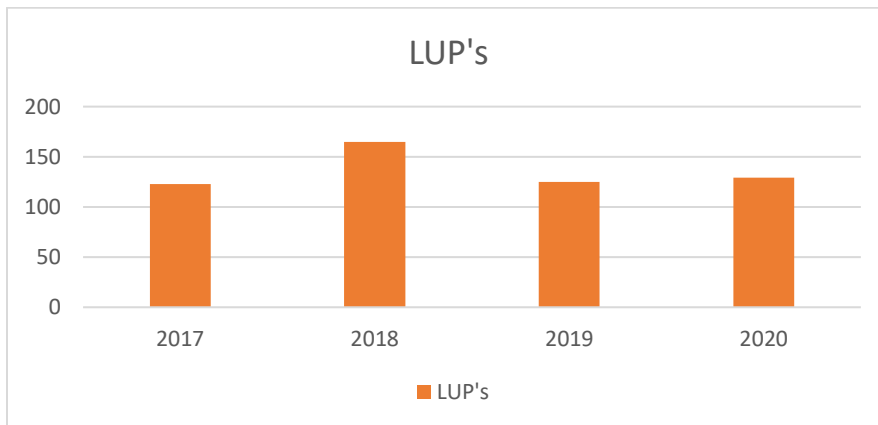
Wexford Joint Planning Commission

Annual Report – 2020 | Budget Presentation 2021-2022

Realizing that calendar year 2020 was unique – the Wexford Joint Planning Commission still managed to meet on eleven separate occasions even after ‘canceling’ the March, April, and May regular meetings and a special meeting.

Still – there was steady permit activity for the WJPC in 2020:

LUP's (land use permits)	129
ZBA's (variance requests)	1 ¹
SPR (site plan review)	3 ²
SLUP (special land use permit)	0
Amendments	1 ³
Rezoning	1 ⁴



In the past, the WJPC has updated the Ordinance and Agreement to coincide with new majority voting requirements for the participating municipalities, added the ability to conditionally rezone land for a specific purpose / land use, and amended the zoning ordinance to permit ‘storage’ buildings on otherwise vacant land in certain zoning districts.

In the spring of 2020 the WJPC experienced a lack of progress on the Master Plan due to several regular meetings being cancelled. Fortunately there were budget reserves carried over that are allowing us to continue this work throughout the 2020-2021 fiscal year with our planner of record.

Once the Master Plan is completed there will be several important steps that must be taken. First, the participating municipalities must be provided a copy of the master plan for review and comment and approve the distribution of the Master Plan to the notice group (*those required to be notified at the very beginning of the planning process*). Then the Master Plan is distributed to the notice group for a period

¹ Dimensional variance request for a dwelling / granted

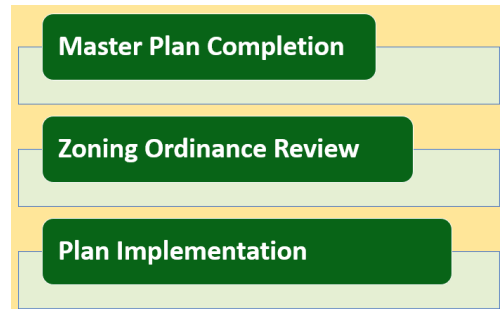
² Selma Twp-Cadillac Culvert, Springville Twp-Laundry/additional use, Cherry Grove Twp-Storage

³ [All Twps]-Accessory / Storage Building on vacant lots

⁴ Cherry Grove Twp-Conditional Rezoning

of 63 days to allow for comment.⁵ After this time period the Planning Commission must hold at least 1 public hearing (*noticed at least 15 days in advance*) to allow for public comment. After the public hearing the planning commission must (*by resolution*) vote to adopt the plan. And finally, (*according to our ordinance and agreement*) the Master Plan must be approved by the participating municipalities.⁶

Future Goals



The completion of the Master Plan will be at the forefront of the WJPC work list. It is hoped that the participating municipality representatives (*both on the WJPC and the respective Township boards*) will take a keen interest in following this project through to ‘their’ final approval.

After the Master Plan approval it is typical for the community to start a discussion that revolves around the ‘zoning’ plan contained within the Master Plan. The Master Plan offers many visions, strategies, and goals – some directly related to ‘zoning’. These ideas are often implemented via the zoning ordinance. Some ideas are quite aggressive and need to be addressed in stages for the sake of a smooth transition– some are more widely accepted and can be implemented almost immediately.

Plan implementation can take various forms. A simple zoning ordinance amendment may address the need / desire to allow accessory / ‘storage’ buildings on otherwise vacant lots. The desire of a community to examine the zoning along the M-55 or M-115 corridors may require a more comprehensive approach involving studies done by different consultants (*traffic, safety, aesthetics, business density, uses*) and may even involve additional public input.

In order for the WJPC to act most efficiently, any desires or concerns from any participating municipality should be presented to the **WJPC** with specifics.

FINANCIALS

One of the greatest misconceptions is where the source of funding comes from that supports the Wexford Joint Planning Commission. Our REVENUE stream has only two sources: you as a participating municipality (the Township) and the revenue generated by permit and other fees. As illustrated in the Powerpoint presentation, the WJPC averages approximately \$17,000 annually in permit / fees and relies upon your annual ‘shared’ contribution of \$50,000 to support our operation on your behalf.

The **WJPC** has been very financially conservative in the past in order to be able to perform some of the more costly projects before us. As the work on the Master Plan is nearing completion, discussion should move forward on a comprehensive ordinance review that mirrors the zoning plan.

As you can see – there is only a slight gap of \$6,000 between the 2021-2022 proposed budget and the projected annual income of the **WJPC**. Completion of the Master Plan and Zoning Ordinance should allow us to gradually enter a continuing maintenance phase (financially) as we move forward.

⁵ Michigan Planning Enabling Act, Section 125.3841.3

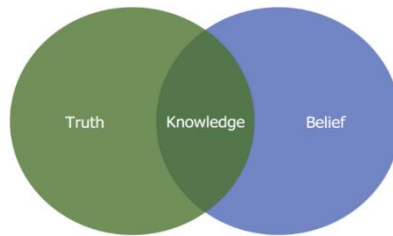
⁶ WJPC – Ordinance and Agreement, Section 4.A

Participating Municipality Share 2021-2022

	SEV in participating municipality	Number of parcels in participating municipality	Last Year ↓ TOTAL to be paid by each participating municipality	20% equal share	40% proportionate Taxable Value (TV)	40% proportionate number of parcels	TOTAL to be paid by each participating municipality
Antioch	\$23,922,818.00	796	\$3,449.31	\$909.09	\$1,164.69	\$1,378.59	\$3,452.37
Boon	\$16,100,858.00	664	\$2,845.96	\$909.09	\$783.88	\$1,149.98	\$2,842.95
Cherry Grove	\$108,780,152.00	2000	\$9,707.57	\$909.09	\$5,295.99	\$3,463.80	\$9,668.89
Greenwood	\$23,767,261.00	626	\$3,108.57	\$909.09	\$1,157.12	\$1,084.17	\$3,150.38
Hanover	\$18,687,214.00	955	\$3,361.60	\$909.09	\$909.79	\$1,653.97	\$3,472.85
Liberty	\$22,888,818.00	750	\$9,707.57	\$909.09	\$1,114.35	\$1,298.93	\$3,322.37
Selma	\$81,915,237.00	1835	\$3,331.45	\$909.09	\$3,988.07	\$3,178.04	\$8,075.20
Slagle	\$19,267,714.00	763	\$8,216.28	\$909.09	\$938.05	\$1,321.44	\$3,168.59
South Branch	\$24,115,630.00	775	\$3,174.03	\$909.09	\$1,174.08	\$1,342.22	\$3,425.39
Springville	\$33,046,351.00	1330	\$3,412.26	\$909.09	\$1,608.87	\$2,303.43	\$4,821.39
Wexford	\$38,309,591.00	1054	\$4,811.23	\$909.09	\$1,865.11	\$1,825.42	\$4,599.63
			\$4,581.74				\$50,000.00

TRAINING

There is an opportunity to obtain much needed training for the WCPC staff, membership, and the participating municipalities. Planning and Zoning is based on an understanding of various statutes / laws that must be adhered to. Seeking individual training sessions to fit into everyone’s schedule has proven quite challenging. At the required 6 hours per year of training⁷ this equates to approximately \$3,600 dollars annually that should be budgeted. The 2021-2022 training budget proposes \$3,000 and doesn’t include staff. Staff has received proposals to perform group virtual training whereby we could receive the minimum number of the projected budget providing a total of 2 sessions.



training hours under or slightly above amount. Staff will be working on (two) individual (three) hour training

Office | Staff

Since its origin, the Wexford Joint Zoning Ordinance was created in WordPerfect, a seldom used word processing program (by people such as attorneys and planners)— as opposed to Microsoft Word. Assistant Zoning Administrator Townsend has been working on converting our current ordinance into an editable Word version document and is nearly complete.

Respectfully submitted –

Robt A. Hall

Planning and Zoning Director

⁷ WJPC By laws – Section 2.D