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|--------------|------------------------|---------------------|----------------------|
| Wexford | Hanover | Greenwood | Liberty |
| Springville | Antioch | Collax no zoning | Cedar Creek zoned |
| Slagle | Boon | Selma | Haring zoned |
| South Branch | Henderson no zoning | Cherry Grove | Clam Lake zoned |

■ Planning and zoning by the Wexford Joint Planning Commission

Wexford Joint Planning Commission

200 Cherry Grove Township 4830 E. M-55

Cadillac, Michigan 49601

(231)775-1138x6

planningandzoning@wexfordjpc.org | www.wexfordjpc.org

DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, February 22, 2021

Meeting location: Zoom Virtual Conference Room Provided by River Bridge Technology, Inc

Details: <https://us02web.zoom.us/j/4220001116> or dial in 312.626.6799 ID#4220001116#

A. Call to Order@630pm, Pledge of Allegiance, Roll Call

Members Present: (See Attendance Sheet)

Paul Osborne, Chairman (Antioch) **In Person**

Cliff Redes, Vice Chairman (Selma) **Virtual**

Donna Taylor, Treasurer (South Branch) **In Person**

Richard Harvey (Boon) **In Person**

Kim Manuel (Hanover) **In Person**

Ben Fleis (Wexford) **In Person**

Members Absent: Beverly Monroe, Secretary (Liberty)

Marty Dahlstrom (Cherry Grove)

Shelly Bigelow (Greenwood)

Ronald Bates (Slagle)

Clyde Kastl (Springville)

Others Present: Robert Hall, Zoning & Planning Administrator **In Person**

Ben Townsend, Assistant Zoning & Planning Administrator **In Person**

Heather O'Connor, Recording Secretary **Virtual**

1. Public Comment (the Chair recognized five (5) members of the public present via Zoom)

No Comments offered

B. Comments from elected officials from the participating municipalities

None

C. Housekeeping Business

1. Consent Business

a. Approval of January 25, 2021 meeting minutes - Motion to approve Meeting Minutes made by Richard Harvey seconded by Cliff Redes and approved unanimously.

b. Approval of Commission's expense report (pay the bills) - Motion to pay bills made by Donna Taylor, seconded by Kim Manuel and approved unanimously.

2. **Treasurer's Budget Report – Donna Taylor** – Motion to accept Treasurers Budget Report made by Richard Harvey, seconded by Donna Taylor - and approved unanimously.

See ([022021-bills-supportdocs20210219_09165751](#))

3. **Planning & Zoning Report – Robert Hall** – See Item E
Mr. Hall sends monthly reminders as well as letters for meetings.

D. **Speakers**

1. **Chris Grobbel** – Grobbel Environmental & Planning Associates
Recap of where we are and what we accomplished and what needs to be done. Completed five public input meetings, completed survey of citizens, survey of elected officials in 11 townships for rezoning. Twenty-six of fifty-five responded.

Five things stand out. A blight ordinance address; roads – both gravel & paved; economic improvement; zoning is too restrictive – too dense; need for training for JPC members.

Homework for next month – send a list from every township of addresses of blighted properties to do some evaluation.

Economic development plan
Zoning plan
Statutory rezoning
Update of streets

Part of agenda each month needs to include updating master plan goals and adding new goals. Chris will summarize survey results, then open it to JPC to revisit and readdress goals in March, April, May. Chris will put together a Master Plan update to sit on top of Master Plan (not replace it). Must then be sent out for sixty-three-day review. During that work on blight ordinance. Late July August, take to public hearing, then move toward adoption late this summer.

Questions –

When consolidating surveys – do you include original goals? Yes

One of priorities was blight ordinance, how does it fit together? As blight adds more rules, it may be more restrictive. We need workable and understandable rules.

Things have changed quite a bit since last Master Plan – what new goals should be and update priorities.

Who would enforce blight? If there was an ordinance, that would have to be adopted by the townships. The JPC staff does not have the resources to respond to all blight concerns brought to the office. The townships would have to apply their resources for common enforcement. Right now, we are talking at the planning level – to enable it to occur, we are not yet at the implementation level. If policed ordinance – can be enforced, if zoning ordinance can only be in new.

Mr. Hall reminded that training is in the budget for in-person 2 or 3 times a year.

If Chris does the training, there is no additional cost as it is part of the contract.

2. **Wexford County Road Commission – designated Representative (tba)**

No response

E. **Annual Meeting Business (Annual Report – Planning & Zoning Staff)**

1. Presentation of Activities for 2020
2. Presentation of Work Program for 2021-2022 – Master Plan, zoning ordinance review
3. Presentation of proposed budget (fiscal year July 1, 2021 – June 30, 2022)
4. Presentation of participating municipality share

See the following documents found online:

[2021 Annual Report 2021-2022 Budget COVID-19](#)

[022021-staffreport-annualreport](#)

Ben working on consolidation – conditional rezoning, storage procedures – reformatting the document so far saving over ten (10) pages by converting to Word document format.

New laptop has been purchased – data will be synced and transferred imminently.

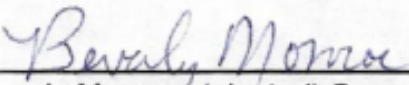
F. **Comments from elected officials from the participating municipalities** – None offered

G. **Public Comment** – None offered

H. **Adjournment** – Motion to adjourn by Richard Harvey, seconded by Kim Manuel, approved unanimously and adjourned at 7:26 pm.

Prepared by Heather A. O'Connor, Recording Secretary, for Secretary

Respectfully submitted:



Beverly Monroe, (elected) Secretary