

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

100% Cherry Grove Township 4830 E. M-55

Cadillac, Michigan 49601

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DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, February 24, 2020

Meeting location: Wexford County Road Commission Meeting Room, 85 West Highway M-115, Boon, Michigan.

Coordinates: 44° 19' 32.5" N, 85° 34' 53.4" W (44.325685, -85.581500)

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

Members Present:

Paul Osborne, Vice Chairman (Antioch)
 Beverly Monroe (Secretary) (Liberty)
 Shelly Bigelow (Greenwood)
 Cliff Redes (Selma)
 Richard Harvey (Boon)
 Donna Taylor (Treasurer) (South Branch)
 Ronald Bates (Slagle)
 Dave Williams (Wexford)
 Clyde Kastl (Springville)

Members Absent:

Dave Schroeder, Chairman (Hanover)
 Marty Dahlstrom (Cherry Grove)

Others Present:

Robert Hall, Zoning & Planning Administrator
 Ben Townsend, Assistant Zoning & Planning Administrator
 Heather O'Connor, Recording Secretary

1. Public Comment (the Vice Chair recognized eighteen members of the public present)

Phil Wendel – Slagle

Concerns: WJPC monthly meetings – increase?; what does township get for monies contributed?; what is timeframe for WJPC to be a stand-alone?; Language for voting – dislikes it

Jack Prebay – Selma

Concern: Weekend or short-term rentals – concerned as to the enforcement of the land use and invasion of his lakeside property

Cherry Grove – Agrees with Jack Prebay

Bill Thalen – Slagle

Concern: Why is commercial property eliminated in Slagle?; Land division changes from 4:1 to 3:1 – devalues the property; When is the update for zoning and land use due?

B. Comments from elected officials from the participating municipalities

None offered

C. Housekeeping Business

1. Consent Business

- a. Approval of January 27, 2019 meeting minutes - Motion to approve Meeting Minutes made by Richard Harvey seconded by Ronald Bates and approved unanimously.
- b. Approval of Commission's expense report (pay the bills) - Motion to pay bills totaling \$2139.50 made by Dave Williams, seconded by Ronald Bates and approved unanimously

2. Treasurer's Budget Report – Donna Taylor – Motion to accept Treasurers Budget Report made by Richard Harvey, seconded by Ronald Bates - and approved unanimously.
See ([022020-bills-support_docs__2_](#))

3. Planning & Zoning Report – Robert Hall –

Mr Hall invited the public to attend the March 23rd vision meeting as well as subsequent meetings of the WJPC. He addressed the public comments noting the bulk of them are addressed in the upcoming presentation in this meeting. As for vacation/short term rentals, there is no specific standard in place to enforce and this subject is a work item for the upcoming year.

D. Snack Break – Recess (10 minutes)

E. Speakers

1. **Wexford County Road Commission (tbd)**
Unavailable at time of this meeting
2. **Attorney Richard Wilson – Mika Meyers PLC (tbd)**
Unavailable at time of this meeting

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

1. Presentation of Activities for 2019
2. Presentation of Work Program for 2020-2021
3. Presentation of proposed budget (fiscal year July 1, 2020 – June 30, 2021)
4. Presentation of participating municipality share

See the following documents found online at <http://www.wexfordjpc.org/2020-planning-mtgs.html>
[022020-staffreport-annualreport](#)
[2020_annual_report_2020-2021_budget](#)
Mr Hall noted the survey for public input is now live

G. Comments from elected officials from the participating municipalities

Phil Wendel – Slagle
Reinforced concern over voting procedures (simple majority)

H. Public Comment –

Bill Thalen – Slagle
“Zoning should preserve the rights of ownership and value of the land; revisit 3:1 (see comment above A.1.)

Terry Garbrecht – Greenwood

WJPC – possibly change the venue to allow participation; public should be able to add comments as meeting progresses

Vice Chairman – Paul Osborne pointed to the WJPC Bylaws and the meeting structure follows an Agenda as well as Roberts Rules of Order.

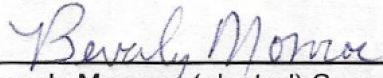
Joe Porterfield – Slagle

Concerns with land division language and effects on property values; increases costs of surveys, easements; asks to have changed to conform to State Land Division Act

- I. **Adjournment** – Motion to adjourn by Richard Harvey, seconded by Ronald Bates, approved unanimously and adjourned at 8:05pm.

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

Respectfully submitted:



Beverly Monroe, (elected) Secretary