



Wexford Joint Planning Commission

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MARCH – APRIL – MAY 2022 STAFF REPORT

Planning and Zoning

The office staff has experienced an increase in ‘commercial’ type activity inquiries. The discussions have centered on uses such as: recreational dwellings / cabins, camping and campgrounds (mixed uses incorporating cabins, camping, campgrounds and retail), mixed use event venues that would have occupancy of a couple hundred persons, off road motorsports, accessory dwelling units ... and the list goes on.

As the complexity of applications increase, so too does the need for training related to the site plan review (and special use) process for staff and members of the Wexford Joint Planning Commission. The April 20th, 2022 training was a lost opportunity for more than half of our WJPC members.

What do ‘we’ get out of this? – this question was once again asked at the ‘annual meeting’ during the presentation to the attendees in the absence of a WJPC membership quorum. The question was asked by a representative of one of the WJPC participating municipalities. Assistant ZA Townsend has recently put together a PowerPoint demonstrating that ***‘probably’ all of the participating municipalities are now generating more direct tax revenue than they are contributing for their participating share towards the initial \$50,000 annual budget.*** A direct comparison was made between a WJPC zoned community and an adjacent non-zoned community with a greater population that demonstrated the growth gravitating towards the ‘zoned’ community.

Assistant ZA Townsend has offered brief presentations in Slagle, Liberty, and Cherry Grove Townships about this topic and explaining the ‘purposes’ behind zoning.

The ZA attended the MTA Educational Conference held in Lansing on April 26th and 27th. Classes attended included: Case Law updates, Marihuana vs. Hemp, Land Use – Public Engagement, Small Box Retail (Dollar Stores) / Changing Townships, Defensible Decision Making, and other planning and zoning break-out sessions.

RENT INCREASE – Cherry Grove Township

The WJPC has been presented with a NOTICE TO INCREASE RENT effective July 1st, 2022 (beginning of 2022/2023 fiscal year) *see attached*

Conditional Rezoning – Cherry Grove Township

The Conditional rezoning and ensuing phased project in the fall of 2018 is progressing, but off to a slow start due to the setbacks from COVID-19. Staff will be contacting the developer and asking that a plan / narrative be put together that includes requesting an extension of this phased project from the Wexford Joint Planning Commission.

Land Use Permit Activity (year to date)

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
2022-01	2312-10-1104	Vadoo, Jimmy - Kellogg, Bldr.	RAD	RR	SPR	Res Addition / After Fact
2022-02	2312-01-4102	ACEN TEK - Valley City Sign	SIGN	RR	SPR	Signage Replacement
SPR-22-01	2311-07-2304	Flint Land #1 LLC - Flint Well Drilling	COMM	RR	ANT	50% Expand - Non-Conform
2022-03	2411-07-2204	Kelderhouse, Wayne	Change Use	COMM	HAN	STR B&B to Long Term Rental
2022-04	2210-12-4101-04	Bemrich, Jacob - Nat. Log Builders	RA	RR	SEL	Storage Building
2022-05	2412-04-2201	Kellogg, Patty	RA	RR	WEX	Acc. Bldg. - Fire Damage
2022-06	2410-33-4101	Lalone, Leonard	RA	RR	GRE	Acc. Bldg. Addition
2022-07	2110-18-1402	Hodges, Sharon - Wales Const.	RA	RR	CHE	Acc. Bldg. Addition
2022-08	2212-15-1203	Brown, Darcy - CBS Solar	Res Acc Struct	RR	SLA	Solar Accessory
SPR-22-02	2311-06-3203-03	Fuller, Jim - JBF Properties, LLC	COMM	COMM	ANT	Comm. Mini-Wharehouses
2022-09	2110-11-1202	Allen, Mark and Maureen	RAD	R2	CHE	Residential Addition
2022-10	2110-08-1201	House, Travis and Carrie	SOLAR	RR	CHE	SOLAR - Accessory
2022-11	2412-17-3302	Collver, Gilbert - Arcadia Valley Ent.	RA	RR	WEX	Accessory Building
2022-12	2311-MW-06	Albertson, Richard	ND	R1	ANT	New Dwelling
2022-13	2410-27-3108	Lytle, Chad	ND	RR	GRE	New Dwelling
2022-14	2412-25-1405	Bemiss, Gregg	ND	RR	WEX	New Dwelling
2022-15	2210-29-1104	Gaunt, David and Sandra	SOLAR	RR	SEL	Solar Accessory
2022-16	2110-CTE-02 and 03	Vandermoon, Jacob	ND	R1	CHE	New Dwelling / Attached
2022-17	2110-11-4110	Doornbos, Brad	RAD	R1	CHE	Residential Addition
2022-18	2212-14-4202	Guisinger, Melissa	RAD	RR	SLA	Residential Addition
ZBA-22-01	2210-FW0514*	Bassett, Kenneth	RA	R2	SEL	Variance Request Acc. Bldg.
2022-19	2212-10-3202	West, Bruce - Cedar Hill Homes	ND	RR	SLA	New Dwelling
2022-20	2312-33-2106	Dzikowicz, Timothy	RA	RR	SPR	Accessory Building
2022-21	2210-17-3301-03	Ray, James	RA	RR	SEL	Accessory Building
2022-22	2210-14-4410	Graham, Brad	ND-Conversion	RR	SEL	Acc. Bldg. to Dwelling
SPR-22-03	2112-02-1201	Meyer, John - Caberfae Peakes	COMM	RES	SOU	Commercial Building
2022-23	2410-12-1102	Alden, Ross	RA	MPR	GRE	Accessory Building
2022-24	2112-28-4301	Mateyak, Bruce	RA	RR	SOU	Accessory Building
SLU-22-01	2411-06-2405	Kern, Gary	COMM	COMM	HAN	New Construction-NAICS 56
SLU-22-02	2411-06-2401	Kern, Gary	COMM	COMM	HAN	Change of Use-NAICS 56
2022-25	2312-34-2203	Salter, Jeffery - Power Home Solar	SOLAR	RR	SPR	Solar Accessory
2022-26	2410-28-4101	Foor, James	ND	RR	GRE	New Mobile w/additions
2022-27	2411-RV-40	ulkerson, Megan - Michigan Solar Solution	SOLAR	R1	HAN	Roof Mount Solar Array
2022-28	2210-17-4403	Furr, Don	RA	RR	SEL	Accessory Building
N/A	N/A	GREENWOOD TOWNSHIP WITHDRAWAL	N/A	N/A	GRN	GRN - WITHDRAWAL
2022-29	2211-26-1206	Qualls, Billy	ND	RR	BOO	New Dwelling
2022-30	2110-14-1202	Clark, Michael - Michigan Solar and Roofing	SOLAR	RR	CHE	Solar Accessory
2022-31	2311-10-3202	Antioch Bible Church	Acc Dwelling	RR	ANT	Accessory Dwelling (to church)
2022-32	2412-12-4401	Smith, Floyd - Chapple Homes	New Dwelling	RR	WEX	New Dwelling
2022-32	2110-20-2101	Moyer, Gerald	RA	RR	CHE	Accessory Building
2022-33	2110-1041-04-01	Hayden, Jeremy	RA	RR	CHE	Storage Building
2022-34	2110-WWD-18	Foreman, Mark	RA	R1	CHE	Storage Building
2022-35	2412-14-1101	Kellogg, John and Kathleen	CAMPING	RR	WEX	CAMPING PERMIT
GRANT	N/A	TRAINING INCOME - Gillett, Lisa	N/A	N/A	N/A	TRAINING-WJPC
2022-36	2410-24-3106	Clifford, Mark	RA	RR	GRE	Storage Building
2022-37	2411-08-1102	Huguelet, Seth	RAD	RR	HAN	Residential Addition
2022-38	2409-33-4203	Yager, William	Accessory Blds	RR	LIB	2 sheds
2022-39	2311-02-4403	Brooks, Joseph and Bobbie	Ag. Buildings	RR	ANT	Barn, Addition, lean-to
2022-40	2110-11-4307	Hansen, Gary	Accessory Bld	R1	CHE	Accessory Building
2022-40	2411-04-4401-05	Nix, Paul and Becky	ND	RR	HAN	New Dwelling
GRANT	N/A	TRAINING INCOME - Norman Township	N/A	N/A	N/A	TRAINING-WJPC
2022-41	2210-04-2201-01	Monroe, Scott	Acc. Add	RR	SEL	Addition to Accessory Bldg
2022-42	2210-04-2201-01	Monroe, Scott	Accessory Bld	RR	SEL	Accessory Building
2022-43	2312-22-2206	Monaco, Pietro	AG	RR	SPR	AG BUILDING
GRANT	N/A	TRAINING INCOME - WhtWtr Township	N/A	N/A	N/A	TRAINING-WJPC
2022-44	2211-23-1104	Finnerty, Alvin	RA	RR	BOO	Accessory Building
2022-45	2412-WP-14	Boyd, Jeremy	RAD	R1	WEX	Residential Addition
2022-46	2409-17-4306	Viar, Dannielle and Jeff	RA	RR	LIB	Accessory Building
2022-47	2210-28-1201	Ball, Julie and Gabe	RA	RR	SEL	Accessory Building
2022-48	2110-CLE-22	King, Michael	RAD	R1	CHE	Roof Over Deck-Partial
2022-49	2312-28-4304	Geetings, David and Carrie	ND	RR	SPR	31' x 40' Modular Home
GRANT	N/A	TRAINING INCOME - Fife Lake JPC	N/A	N/A	N/A	TRAINING-WJPC

ND = New Dwelling

RAD = Residential Addition

RA = Residential Accessory

Master Plan

Staff and the planner of record were unable to successfully coordinate with the Wexford County GIS department in preparing a Future Land Use Map and subsequent edits as proposed by the participating municipalities. Planner Grobbel has reached out and obtained these services so that we can complete the final stages of master planning.

Office / Staff

The recently acquired laptop (Feb/Mar) of 2021 continues to function well after the warranty work was performed. The desktop computer has now been in service since December of 2016 [5-1/2 years] and continues to show signs of being 'sluggish'. We will have it evaluated one more time by IT Right and request a quote for replacement. Quotes for replacement and transfer of files will also be obtained from other entities.

Training

The WJPC had guests attend the April 20th, 2022 training that resulted in \$260.00 being due and payable - \$220.00 has been received with the balance expected to be received by the WJPC in the next reporting period.

After this May 23rd, 2022 meeting of the WJPC, Assistant Zoning Administrator Townsend will be assembling the necessary documentation to send to the Michigan Township Participating Plan in order to receive our \$1200 GRANT reimbursement.

Other notable items ---

- Staff is increasingly coordinating with the Wexford County Building department in responding to concerns regarding building and other land uses without proper permitting.
- Previous permits being issued are being reviewed for possible action:
 - South Branch Township – **RV – Campground**
and **Mud Bog / Buildings**
 - Cherry Grove Township – **Conditional rezoning / Phases**
- WJPC Commission and ZBA membership term requirements and spreadsheet / term dates
- WJPC Staff is being consulted with by MSUE upper peninsula regarding the joint planning commission process, pro's/con's, costs ... Delta County

For your review,



Planning and Zoning Director