



Wexford Joint Planning Commission

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MARCH 2023 STAFF REPORT

Zoning Ordinance Amendment Proposal

The zoning ordinance amendment was published and became effective on Sunday, March 12th, 2023.

The ‘proposed’ BUDGET in preparation for the April 24th, 2023 Annual Meeting is attached.

Land Use Permit Activity (since last report)

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
2023-08	2409-28-1303	Greter, Corey	RA	RR	LIB	Accessory Buidling
2023-09	2409-33-1101	Stauffer, Rick	ND	RR	LIB	New Dwelling-Attached Garage
2023-10	2112-G37-12	Leveque, Darlene - Russ Long Const.	Roof	RR	SOU	Roof Over Deck
2023-11	2409-34-2403-01	Lutke Investments	ND	RR	LIB	Mobile Home
2023-12	2409-34-2403-02	Lutke Investments	ND	RR	LIB	Mobile Home
2023-13	2210-13-1103	Boersma, Deverman Bldg.	ND	RR	SEL	New Dwelling-Attached Garage
2023-14	2312-17-4301	Northern Exposure Campground	RA	MPR	SPR	Bathrooms - Accessory

ND = New Dwelling RAD = Residential Addition RA = Residential Accessory

Master Plan [Distribution / Future Land Use Maps]

Permission to distribute the Master Plan was granted by a majority of the participating municipalities in the fall of 2021. FLU Maps have been corrected – performing a final review and working on incorporation into the Master Plan. Goal is to send letters advising how to access the ‘draft’ Master Plan to the notice group (for the 63-day period) not later than the last day of March ---- and to schedule a public hearing at our June 26th, 2023 meeting.

Assistant Zoning Administrator Ben Townsend has been registered for the MTA educational conference taking place the third week of April in Traverse City.

Invitations to the April 24th, 2023 WJPC Annual Meeting will be going out on the 24th of March to all elected officials. Wexford County Road Commission Manager, Karl Hanson will lead off the annual meeting with ‘road’ updates and other WCRC activities.



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BUDGET

The proposed 2023-2024 budget has very little variation with the exception that for the first time in our existence, we're proposing to spend no more than the participating municipality revenue (\$50,000), plus our estimated permits / licensing fees (\$15,000).

Simply because the WJPC has been operating conservatively and has acquired a surplus is NOT reason to reimburse so-called 'excess' funds back to the Townships. We are operating on behalf of all of their taxpayers. When was the last time that YOUR Township said to itself: "We have too much money, we need to reimburse our taxpayers".

What you typically do is 'budget' that resource on behalf of the taxpayer and invest in services and / or infrastructure to better 'serve' the taxpayer.

ANNUAL MEETING [April 24th, 2023]

Please remember that this is YOUR Annual Meeting. Although staff prepares and presents the materials to the participating municipalities on your behalf – YOU are the Wexford Joint Planning Commission.

****ACTION ITEM****

Fife Lake Township will be registering me [the ZA] for the July 11th and 12th MTA training classes [*Defining your Township's Land Use Future, Strategic Planning for Townships, and Making Meetings More Effective*] at a cost of \$242.00, plus one-nights lodging. As this benefits each of the municipalities that I serve, I am asking the WJPC to participate in cost-sharing of the expenses in an amount NOT to exceed: \$125.00 after any reimbursements.

For your review,



Robert (Bob) Hall

Planning and Zoning Director



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