



# Wexford Joint Planning Commission

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## MARCH / APRIL 2021 STAFF REPORT

### Planning and Zoning

As we prepare for a new fiscal year, the invoices are being generated to send out to the participating municipalities – due on the 15<sup>th</sup> of July.

### Land Use Permit Activity MARCH

START CALENDAR YEAR 2021						
LUP001	2110-23-2103	Lapinski, Nancy	RA	RR	CHE	Shed for Lavander
LUP002	2411-LG1-186	Rourangeau, Alfred - Climax Solar	RA	R1	HAN	Solar Array
LUP003	2311-17-4401	Lewis, Jon	ND/RA	RR	ANT	New Dwelling + Acces Bldg
LUP004	2112-G37-12	LeVeque, Darlene	RAD	R1	SOU	Covered Porch Construction
LUP005	2110-07-2403	Asciutto, Dolores	ND	RR	CHE	New Dwelling
LUP006	2409-CMH-04	Westbrook, Eric - Terry Porter Bld.	RA	R1	LIB	Addition
LUP007	2311-22-2302	Farber, Brian - Cedar Creek Storage	RA	RR	ANT	Storage Building
LUP008	2110-MPK-166	Lakin, Donald - McLeod Const.	RAD	R2	CHE	Residential Addition
LUP009	2210-060-2202-01	Simons, Jim - Pioneer Pole Blds	RA	RR	SEL	Storage Building
LUP010	2212-12-2202	McRoberts, Brian	ND	RR	SLA	New Dwelling - Mobile
LUP011	2212-12-1403	Hoffert, Lovella - Priced Right Bldrs.	RA	RR	SLA	Storage Building
LUP012	2210-KP-04	Kendell, Robert - Leo Little	RAD	R2	SEL	Residential Addition
LUP013	2410-05-1301-07	Arlt, Jordan	ND	RR	GRE	New Dwelling / Garage

### Land Use Permit Activity APRIL

LUP014	2110-07-1213	Ingraham, Steve	RA	RR	CHE	Residential Accessory
LUP015	2110-011201	Steinbach and Steinbach, LLC	ND	RR	CHE	New Dwelling / Garage
LUP016	2210-34-4106	Hooper, Brad - Orshall Construction	ND	R1	SEL	New Dwelling/ Old Razing
LUP017	2112-CR3-097	Demek, Shane and Erin	ND	R1	SOU	New Dwelling
LUP018	2410-13-3101	Hines, David - Stephenson Const.	RA	RR	GRE	Accessory Building
LUP019	2212-15-4407	Watt, Ronald	ND	RR	SLA	New Dwelling
LUP020	2409-28-1203	Major, Brent - Marcus Stoll	RA	RR	LIB	Accessory Building
LUP021	2112-25-4401-01	Linder, Richard	RA	RR	SOU	Accessory Building
LUP022	2110-CE-07	Stanley, Ray	RA	R1	CHE	Accessory Building
LUP023	2210-PW-1101	Crozier, Danette	RAD	R1	SEL	Residential Addition
LUP024	2112-CA-05	Roelfsema, Steven	ND	R1	SOU	New Dwelling
LUP025	2211-18-1404	Robidor, David - TS Construction	RA	RR	BOO	Residential Accessory Building
LUP026	2412-35-4401	Silvers, Gary - Frank Daniel Kristal	ND	RR	WEX	New Dwelling
LUP027	2312-10-2205	Porter, Ellabeth	RAD	RR	SPR	Residential Addition
LUP028	2211-26-1201	Heaton, Eduard	ND + RAD	RR	BOO	ND+Addition + Acc Bld.
LUP029	2210-17-3301-03	Hoogenboom, Gregory	RA	RR	SEL	Storage Building
LUP030	2110-WHB-01A	DeGood, Kenneth - Renew it Group	Deck	R2	CHE	Replacing Deck
LUP031	2412-15-2203	Murzin, John - Natural Log Builders	RA	RR	WEX	Accessory Building
LUP032	2210-02-4101-04	Bismack, Drew - CBS Solar	RA	RR	SEL	Solar Array
LUP033	2210-06-1401	Taylor, Sandra	RA	RR	SEL	Accessory Building
LUP034	2410-26-1402	Monroe, Lucas	RAD	RR	GRE	Residential Addition
LUP035	2410-05-3101-02	Metcalf, Cheyenne	ND	RR	GRE	New Dwelling
LUP036	2112-CR2-83	Werner, Michael	RAD	R1	SOU	Residential Addition / Acc.
LUP037	2112-25-3301	Bostwick, John	RA	RR	SOU	Accessory Building
LUP038	2211-32-2201	MBK Real Property - Bradley, Allan	ND + RAD	RR	BOO	ND + Accessory Building
LUP039	2110-25-4102	Rau, Kenneth - JDC Construction	RA	RR	CHE	Residential Accessory Building

**ND = New Dwelling**

**RAD = Residential Addition**

**RA = Residential Accessory**

### 'Proposed' Zoning Ordinance Language (amended) -

The 'proposed' administrative site plan review language is submitted for your consideration in hopes that you will consider (among other things):

1. Why does the WJPC need to be involved in minor additions to existing structures and uses to a degree that essentially requires a 45-60 day time delay for the applicant? ***What does the WJPC consider minor – impact, size, type of use, location, or combination of these?***
2. What is the legitimate governmental purpose that is being served? ***Is the review process something that you desire, need, or is it expected?***
3. Is the current fee structure justified across the board no matter how intense the review process is? ***Staff would recommend a reduced flat fee for administrative reviews (?) and a credit if full review is desired.***
4. What are the primary concerns that the WJPC (as a whole) would have in allowing a certain level of administrative site plan review?

### Master Plan

Planner Grobbel will be assisting the WJPC as you establish a set of goals for community development to be incorporated into the Master Plan. The intent is to complete the Master Plan and have it ready for the final phases (distribution / public viewing / public hearing / adoption recommendation) this summer! Following will be a review and discussion regarding the zoning ordinance.

### Training

Staff is still in contact with MTA, planner Grobbel, and other sources regarding consolidated training for the WJPC membership (including ZBA, alternates, and even Township Board members). Staff would anticipate at least two special meetings dedicated exclusively to training.

***\*(see attached Resolution) [ACTION ITEM]***

Staff is requesting permission (via resolution) to apply for training grants when available and within the established budget

### Office / Staff

The office laptop has been replaced (after 4+ years of use) and upgraded with a second companion monitor (***purchased from Jackpine / Manistee***). IT Right coordinated the installation and synching with the desktop computer and their off-site server on March 10th. ***The desktop computer was diagnosed as a 'soon to be replaced / upgraded item'.***

Assistant ZA, Ben Townsend continues to re-format the zoning ordinance so that it is converted entirely to a Word document. This will alleviate the need for two separate word processing programs on our computers. We are proof-reading and making final edits this week.

Note: None of the edits that staff are making are considered to change the purpose and intent of the ordinance. Primary edits include: hyphenation, mis-spellings,