



## Wexford Joint Planning Commission

1/2 Cherry Grove Township 4830 E. M-55

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### DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, April 22, 2019

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:* Dave Schroeder, Chairman (Hanover)  
 Paul Osborne, Vice Chairman (Antioch) (647pm arrival)  
 Bev Monroe (Secretary) (Liberty)  
 Donna Taylor (Treasurer) (South Branch)  
 Ronald Bates (Slagle)  
 Richard Harvey (Boon)  
 Marty Dahlstrom (Cherry Grove)  
 Dave Williams (Wexford)  
 Shelly Bigelow (Greenwood)

*Members Absent:* Cliff Redes (Selma)  
 Open (Springville)

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

#### B. Matters pertaining to citizens present at the meeting, in the following order:(advertised public hearings, persons requested to attend, other public participation for this agenda) None offered.

Chair recognized fifteen (15) members of the public present, asking to stand and be recognized by name (see Visitor Sign-In Sheet)

1. Site Plan Review – Ms. Green /Pahl Enterprises, LLC
  - a. Site Plan Review - Staff Presentation – Mr. Hall presented the ordinance allows for additional use on a single property (lighting, displays & sales of retail sheds). The area being very open, well set back and staked with the property owner authorization
  - b. Site Plan Review - Applicant Presentation – Applicant presented the number of retail sheds will be the number allowed (4), the square footage is within the staked area and the area is for display only, not retail sales (similar to current site in Kalkaska). Sheds onsite are to be considered models only
  - c. WJPC Findings / Conclusion and Decision – Motion to approve the Site Plan as presented made by Marty Dahlstrom, seconded by Richard Harvey and approved unanimously.
2. Other public participation for items on this agenda – none offered  
 Paul Osborne, Vice Chairman (Antioch) (647pm arrival)

3. Planner of Record presentation – Chris Grobbel (see slides) – Motion to approve a zoning amendment from unanimous township voting to Super Majority (8 of 11) PLUS Host township having jurisdiction made by Beverly Monroe, no second, motion failed. Motion to approve zoning amendment from unanimous township voting to Simple Majority (6 of 11) **INCLUDING** Host township having jurisdiction made by Marty Dahlstrom, seconded by Paul Osbourne and approved unanimously.

C. **Housekeeping Business:**

1. Consent Business

A. Approval of February 12, 2019, Annual Meeting Minutes – Motion made to approve February 25, 2019 Annual Meeting Minutes made by Richard Harvey, seconded by Ronald Bates and approved unanimously.

B. Approval of Commissions expense report (pay the bills)

1 March 2019 Bills

2 April 2019 Bills

Heading corrected to reflect wording March/April vs February/March. Motion to pay the March & April 2019 Bills with the adjusted budget as requested (and attached) made by Marty Dahlstrom, seconded by Paul Osbourne and approved unanimously.

2. Treasurer's Budget Report – Donna Taylor – The budget noting the end of February & March corresponds with March & April Bills (with the inclusion of budget adjustment to reflect April budget). Motion to approve the February Budget report was made by Richard Harvey, seconded by Paul Osbourne and approved unanimously. Motion to approve the March Budget report was made by Dave Williams, seconded by Ronald Bates and approved unanimously.

3. Planning & Zoning Report – Robert Hall – Presented a resolution to amend 2019 Budget to move \$7,500 from **Legal Fund established within the Enterprise fund to a newly established contingency line within the 2018-2019 WJPC Budget**. Motion to approve the presented resolution to amend 2018-2019 budget, made by Marty Dahlstrom, seconded by Richard Harvey and approved unanimously.

D. **Unfinished Business & Reports**

comments/Inquiries from Members of the Public present:

Mr. Clyde Kastl (Springville) requested a seat on WJPC to represent his township – process explained

Mr. Mike White (Selma) expressed not wanting “shopping” for a NO vote to issues that are township approved

Mr. Terry Garbrecht (Greenwood) – can any other data be added to the Master Plan approved zoning ordinance amendment of unanimous to simple majority – Chair noted only items voted are items approved for addition/removal. Asked what changed to Master Plan. Mr. Grobbel noted a task list organized and managed by WJPC was contracted for rewrite/update. Mr. Osbourne reiterated the task list and limited funds, so contracted portions needing update first. Mr. Hall noted the Master Plan is 20+ years old and a total update would be upwards of \$200k.

Ms. Jennifer Draper (Greenwood) – are decisions for each township made by WJPC. Chair advised that WJPC provides recommendations, each township owns the decision to take/reject WJPC recommendations. Master Plan controls all documentation.

Ms. Lynn Nixon (Cherry Grove) – why a township would turn down another's request. Mr. Hall noted that no reason is required. Chair noted the reasoning for the amendment to change from Township unanimous approval to Simple Majority PLUS Host Township.

Mr. Richard Draper (Greenwood) – status of Master Plan. Mr. Grobbel noted the Master Plan is in a holding pattern and the motion tonight addresses the issues of polling townships.

Mr. Takis Pifer (Hanover) – guidance on recreational marijuana – is a township auto opted-in if they did not specifically opt-out? Mr. Hall noted the regulations for dispensary & medical, nothing yet for recreational. Recommended sending resolution ordinance-style language to LARA

Ms. Kathy Adams (Cherry Grove) – Master Plan an umbrella & each township has its own Master Sub-Plan. Mr. Grobbel noted possibility of certain 'break outs' per townships if needs are unique.

**Adjournment** - Motion to adjourn made by Marty Dahlstrom, seconded by Richard Harvey, approved unanimously and adjourned at 7:53pm

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

Respectfully submitted:

  
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Beverly Monroe, [elected] Secretary