

## Wexford Joint Planning Commission

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

Cadillac, Michigan 49601

(231)775-1138x6

planningandzoning@wexfordjpc.org | [www.wexfordjpc.org](http://www.wexfordjpc.org)

### DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, April 26, 2021

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:* (See Attendance Sheet)

Paul Osborne, Chairman (Antioch)  
 Cliff Redes, Vice Chairman (Selma)  
 Beverly Monroe, Secretary (Liberty)  
 Donna Taylor, Treasurer (South Branch) 1847 arrival  
 Richard Harvey (Boon)  
 Kim Manuel (Hanover)  
 Ben Fleis (Wexford)

*Members Absent:* Clyde Kastl (Springville)  
 Marty Dahlstrom (Cherry Grove)  
 Shelly Bigelow (Greenwood)  
 Ronald Bates (Slagle)

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

**B. Matters pertaining to citizens present at the meeting, in the following order:** None.

**C. Public Comment** - the Chair recognized three (3) members of the public present. Ms. Lisa Leedy, Executive Director of Alliance for Economic Success gave a presentation regarding the organization and provided handouts – first page of document is referenced below. See ([2019 AES Annual Update](#)) ([2020 AES Annual Report](#)) ([2020 AES Retail Market Analysis](#))

#### D. Housekeeping Business

##### 1. Consent Business

- a. Approval of February 22, 2021 meeting minutes - Motion to approve **CORRECTED\*** Meeting Minutes made by Richard Harvey seconded by Beverly Monroe and approved unanimously. **\*CORRECTION – include Chris Grobbel in virtual attendance.**
- b. Approval of Commission's expense report (pay the bills) - Motion to pay bills, as amended, totaling **\$3047.35** made by Cliff Redes seconded by Richard Harvey and approved unanimously.

2. **Treasurer's Budget Report – Donna Taylor** – Motion to accept Treasurers Report and to pay March 2021 bills total \$3751.51 made by Richard Harvey seconded by Cliff Redes - and approved unanimously.

See ([042021-Bills-SupportDocs20210423\\_09134074](#))

3. **Planning & Zoning Report – Robert Hall** – See (03and042021-StaffReport-amended)  
Mr. Hall discussed the Resolution for approval regarding grant funding that is available for planning & zoning training. An updated hard copy of the Planning & Zoning Ordinances was distributed and noted as available on the website. Permit activity is currently about seven (7) weeks ahead of last year at this time.

**E. Unfinished Business & Reports** (items considered here are taken up in the same order as established by the Commission to fix a priority for consideration and work done in the planning office).

1. **Master Plan - Chris Grobbel (in attendance via telecon)** – Grobbel Environmental & Planning Associates. Mr. Grobbel discussed the Zoning Plan Update; Economic Plan Update; Transportation Plan Update with streets – have been prepared and sent via email. Homework – please review and provide input for the next WJPC Meeting in May. Only two (2) tasks remain. The data amassed includes bringing forward comments from public input, surveys and cross reference of goals and objectives. Looking at the future land use map as well.

**Two questions were posed to the WJPC members present.**

- 1) What are the greatest economic opportunities in the WJPC townships over the next twenty (20) years?  
**Input:** Recreational marijuana grows; Support of small & cottage startups; Recreational activities; Existing business to grow to 2<sup>nd</sup> tier; tourism possibilities; moving from manufacturing towards recreational. How do we attract & retain young families? Working from home; infrastructure; internet reliability. We want to protect property rights, constitutional rights, environmental rights, public safety and protect from unnecessary noise and nuisance.
- 2) Give 1 or 2 items within the current Zoning that we need to revisit.  
**Input:** Blight; Land use map and Master Plan correlation; mining; zoning plan vs building permits, short term rentals springing up; language clarity of ordinances

2. **‘Proposed’ Administrative Site Plan Review Language** – See (WJPC AdminSitePlan V2 (Grobbel Comments 3-17-21)). Discussion of the application of common sense to administrative approvals vs full blown site plan reviews. Several suggestions included: a percentage vs a specific square footage for administrative approvals. If administratively approved – develop a fee scale. Mr. Hall requested that input is welcomed, and he would have a final language version for the May meeting to approve; amend or change.

**F. New Business (other business & communications) –**

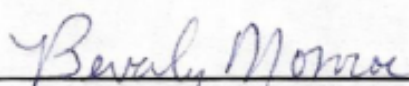
1. **Grant Opportunities** – See (042021-GRANT RESOLUTION).  
Motion to authorize the Zoning & Assistant Zoning Administrators to pursue grant funding made by Beverly Monroe seconded by Cliff Redes - and approved unanimously.

**G. Public Comment** – None offered

- H. **Adjournment** – Motion to adjourn by Richard Harvey seconded by Cliff Redes approved unanimously and adjourned at 8:28 pm.

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

Respectfully submitted:

  
\_\_\_\_\_  
Beverly Monroe, (elected) Secretary