



Wexford Joint Planning Commission

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MARCH / APRIL 2021 STAFF REPORT

Planning and Zoning

Yearly Participating Share invoices were sent out and are being returned. Participating Municipalities have until July 15th to respond.

Land Use Permit Activity MAY

LUP040	2312-05-4405	Bull Farms LLC	AG Bldg	RR	SPR	Agricultural Building
SUP-01	2312-12-4404	Cielinski, James	SUP	RR	SPR	Special Use Permit
LUP041	2112-19-4105	Miltner, Mark - Shamrock Const.	ND	RR	SOU	Apartment on Building
LUP042	2110-11-4121	Gregory, James - Mid-Michigan Barns	RA	R2	CHE	Accessory Building
LUP043	2211-36-2201-04	Retter, Lynda	RA	RR	BOO	Accessory Building
LUP044	2210-PS-12	Agnew, Matt	RAD	R2	SEL	Residential Addition
ZBA-2021-01	2210-PS-12	Agnew, Matt	RAD	R2	SEL	ZBA for Res. Addition
LUP045	2412-24-1106	Dixon, Debbie - James Rayner Masonry	RA	RR	WEX	Accessory Building
LUP046	2110-11-1317	Ludtke, Mark	RA	R1	CHE	Deck
LUP047	2210-12-4101-03	Ryan, Gregory - DC Construction	RA	RR	SEL	ND + Accessory Building
LUP048	2311-08-2101	Pike, Leon - Kevin Squier	RA	RR	ANT	Accessory Building
LUP050	2211-33-3316	Jones, Ed	RA	RESORT	BOO	Storage Building
LUP051	2110-06-4102	McGhan, Roger	RAD	RR	CHE	Residential Addition
LUP052	2412-21-4102-01	Breitmeyer, Aaron	ND/OTHER	RR	WEX	ND - Old Dwelling to Office
LUP53	2409-29-3302	Ditchen, Brett	RA	RR	LIB	RA
LUP54	2411-LG3-282	Schaffer, Justin and Amber	RA	R1	HAN	Swimming Pool Installation
LUP055	2212-10-2105	Servano, Yailin - Behrs Building	RA	RR	SLA	Accessory Building
LUP056	2409-32-4301-02	Grace, Eric - Deverman Building	ND	RR	LIB	New Dwelling
LUP057	2411-07-1108	Schultz-Ofiara, Gwen - Pathway Homes	ND	RR	HAN	New Dwelling
LUP058	2312-24-1312	Flint, Derek	RA	RR	SPR	Storage Building
LUP059	2410-30-3404	Griffis, Richard - Cedar Creek Storage Brn:	ND	RR	GRE	New Dwelling
LUP060	2110-WWD-31	Richter, Jordan - Dolphin Pools	Other	R1	CHE	Pool
LUP061	2410-34-4301	Lowe, Barry	ND+Gar.	RR	GRE	ND + Accessory Building
LUP062	2411-LG1-131	Waugh, Diana	Deck	R1	HAN	Deck
LUP063	2210-36-1301-02	Davy, Larry - Randy Williams Const.	RA	RR	SEL	Storage Building
LUP064	2410-24-4201-01	Parker, Bryce	RA	RR	GRE	Storage Building
LUP065	2412-15-1202	Fox, Thomas	DEMO	RR	WEX	DEMO / OTHER
LUP066	2410-21-3201-01	Christunas, David	ND	FC	GRE	New Dwelling
LUP067	2211-26-1104	Fauble, Brian	ND	RR	BOO	New Dwelling
LUP068	2112-05-2201	Howe, Clifford	OTHER	RR	SOU	Solar Array
LUP069	2210-14-3406	Hesselink, Heather	RA	RR	SEL	Accessory Building

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

'Proposed' Zoning Ordinance Language (amended) –

The proposed language for administrative site plan language was forwarded to the attorney for review and comment. Unfortunately, the legal response was not discovered in time to be published for a public hearing this month – however, it is included in your packet for your review and final comments so that we can publish the public hearing for our June 28th, 2021 meeting.

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

Assistant Zoning Administrator Ben Townsend is spearheading putting the grant package request together for the Michigan Township Participating Plan application for education funding. The application will be submitted this fall with a maximum award of \$1200. **IF** awarded – the amount will be reimbursed after submitting copies of invoices, checks, and photos of project.

Office / Staff

Assistant Zoning Administrator Ben Townsend has completed the reformat of the zoning ordinance and we now have an editable Word document available for our use. The 'new' version has also been placed on the website for public use.

Short-Term Rentals

ZA Hall spent several hours on Tuesday, May 18th listening to 'live' legislative committee testimony. MML and MTA offered testimony related to the quantities infiltrating the housing market and their effect on the quality of life within a traditional neighborhood. Our 'representatives' seemed to focus more on property rights of these (STR) property owners and their rights to rent out the property and on exclusionary zoning. The 'representatives' seemed to lack any real knowledge of exactly what 'zoning regulations' were all about.

This issue is most prevalent in Cherry Grove and Selma Townships – concentrated around Lake Mitchell.