



Wexford Joint Planning Commission

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MAY 2023 STAFF REPORT

Wexford Joint Planning Commission

Shortly after the annual meeting last month, invoices were sent out to the participating municipalities to fund the 2023-2024 fiscal year. We have already received at least two payments – final due date is July 15th of each calendar year.

Participating Municipality Concern: Cherry Grove Township – Minutes of May 10th, 2023 (excerpt) Unfinished Business

1. Zoning Update: Pearson reported that after advertising for a new zoning administrator on indeed and he got a couple candidates and is planning to interview them. Marty Dahlstrum does not want to do that job. Pearson also stated that Mike Boyd (supervisor) from Selma Township is interested in going in with Cherry Grove in getting a new zoning administrator, and having zoning together. It was asked if a proportionate share of the fund balance will be returned when we no longer have the JPC services

Staff Comment: *Cherry Grove Township is an integral component of the Wexford Joint Planning Commission. In my professional opinion, there has been a break-down in the communication process between the Township(s) and the Commission. Please remember that ‘your’ job is to communicate with your Township on the all-important matters on planning and zoning on their behalf. We need to devise another (or alternate) method(s) of engaging the participating municipalities.*

Short Term-Rentals (vrbo / Airbnb etc.)

The office is receiving numerous concerns about the infiltration of STR’s into their neighborhoods (primarily in Cherry Grove and Selma Townships). This is typically managed through licensing and permitting (not associated with zoning) for health, safety, and welfare concerns. From a zoning standpoint, those in operation could be pursued from a zoning enforcement standpoint – without a doubt straining our resources (physically and financially). It’s NOT okay to go after one without going after all. Please remember that additional research would be required to determine if any were lawfully permitted under the former Wexford County Zoning Ordinance #5. Staff estimates that no fewer than 25 STR’s are being advertised within our jurisdiction.

A question that could reasonably be asked of any of our member Townships: “are you okay with the WJPC pursuing enforcement and possibly shutting ALL of the STR’s down, through legal action if and when necessary?”

Staff would like to ask the WJPC for direction – specifically to seek a formal legal opinion regarding all aspects of permitting, licensing, enforcement – a legal opinion that would advise a best course of



action should the Townships (participating municipalities) decide that this lies within the realm of WJPC responsibility.

Land Use Permit Activity (since last report)

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
2023-15	2412-14-1108	Steiner, Mark	RA	RR	WEX	
2023-16	2212-LU5-50	Walker, Karl and Roberta	RA	R1	SLA	
SPR-23-02	2412-01-1301	Northwest Michigan Engine Club	N-Conform Exp	RR	WEX	New Exhibit Building
2023-17	2110-BB56601	Short, Michael	RA	R2	CHE	Accessory Building
2023-18	2412-SH-10	Beckholt, Brian	RA	R2	WEX	Accessory Building
2023-19	2412-35-2101	Otto, Brian and Tina	RAD	RR	WEX	Residential Addition
2023-20	2311-06-3203-03	Fuller, Jim - JBF Properties, LLC	Comm Building	COMM	ANT	Office Building
2023-21	2110-23-2210	Notarian, Roger and Angela	RA	RA	CHE	Storage Building
2023-22	2311-08-1401-01	Ford, Chad - Priced Right Bldrs	RA	RR	ANT	Accessory Building
2023-23	2312-12-4304	Hoffman, Robert	RA	RR	SPR	Accessory Building
2023-24	2312-13-3403-03	Dunbar, Jeremy	OTHER	RR	SPR	ADDRESS
2023-25	2110-10-1101	Vermeer, Mark	RA	R2	CHE	102 Sunset Point
2023-26	2411-07-2108-02	Royston, Ryan	ND	RR	HAN	New Dwelling
23-SLU-01	2110-12-4201	Cadillac Revival Center	SLUP/Site Plan	RES	CHE	SLUP and Site Plan
2023-27	2312-15-4204	Larsen, Arne	RA	RR	SPR	Residential Addition
2023-28	2210-13-4401	Hankins, Jeremy	RA	RR	SEL	Accessory Building
2023-29	2112-06-2101	Sands Creek Conservation Club	AG	RR	SOU	AG BUILDING
2023-30	2210-06-1101	Bailey, Joshua	ND	RR	SEL	New Dwelling
23-SLU-02	2110-01-3102	Bednarik, Ashley	SLUP/Site Plan	RR	SEL	7-12 Child Care Home
2023-31	2211-24-1203	Porter, Jonathon	RA	RR	WEX	Accessory Building
2023-32	2409-08-1101	Fletemeyer, Eric	ND	MPRC	LIB	New Dwelling
2023-33	2312-YU-0506	Chandler, Adam	ND	R1	SPR	New Dwelling
2023-34	2110-WCT-10	McGee, Michael - Lundquist Custom	ND	R1	CHE	New Dwelling
2023-35	2110-21-4402	Arndt, Gary	RA	RR	CHE	Accessory Building
2023-36	2411-LG3-347	Arlt, Donald	ND	R1	HAN	New Dwelling
2023-37	2212-21-1102	Hendricks, Josh	RA	RR	SLA	Accessory Building-Replace
2023-38	2210-TL-56	Samenski, Craig	RA	R1	SEL	Assessory Building
2023-39	2110-18-2301	Renneker, Dennis	RA	RR	CHE	Accessory Bldg-Addition
2023-40	2409-CC-0LA1	Templeton, Roger	New Dwelling	R1	LIB	New Dwelling
2023-41	2311-08-1108	Tamolia, James and Laurie-Wiltzer Const.	ND	R1	ANT	New Dwelling
2023-42	2210-36-4302	Warner, Kirk	RA	R2	SEL	Deck Extension
2023-43	2409-04-3201	Peterson, Gary	RA-SOLAR	RR	LIB	Res. Acc. And Grd. Mt. Solar
2023-44	2110-07-1401	Oliver, Brian	RA	RR	CHE	Storage Building
2023-45	2411-LG1-091,92&93	Hill, Steve	ND	R1	HAN	New Dwelling
2023-46	2312-17-2201	Smith, Carl	RA	RR	SPR	Accessory Building
2023-47	2311-08-1112	Novak, David	RA	RR	ANT	Accessory Building
2023-48	2210-14-4409	Rose, Jeremy - New Pro Builders	ND	R1	SEL	New Dwelling
2023-49	2312-26-3302	Nightingale, Dean	RA	RR	SPR	Accessory Building
2023-50	2311-08-1104	Shelton, Jesse	RAD	R1	ANT	Residential Addition

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

Master Plan

We are anticipation the scheduling of a public hearing at our June 26th, 2023 meeting for purposes of accepting comments on the 'draft Master Plan.

For your review,

Robert (Bob) Hall

Planning and Zoning Director



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