

## Wexford Joint Planning Commission

c/o Cherry Grove Township  
 4830 E. M-55  
 Cadillac, Michigan 49601

(231)775-1138x6

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

## APPROVED Proposed Minutes

**Time, date:** 6:30 pm, Monday, June 25, 2018

**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, roll call, and Pledge of Allegiance.

Chair: Dave Schroeder called the meeting to order at 6:31 pm and then Pledge

Members Present: David Schroeder, Chair, Bev Monroe, Sec., Paul Osbourne, Vice Chair, Richard Harvey, Cliff Redes, Donna Taylor, Treasurer.

Members Absent: Ron Bates, Thelma Paul, Marty Dahlstrom, Erica Szegda, Dave Williams

Others present: Bob Hall, Planning/Zoning Administrator; Marli Wendel, Recording Secretary, Ben Townsend, Assistant Zoning Administrator

Change in agenda due to some technical difficulties.

New Business: Discussion / Direction regarding Master Plan Audit: Bob and Chris talked about having separate small meetings to get as many people to give opinions of what is in the Master Plan. Discussion. Townships can form groups. Motion by Paul second by Cliff to direct Bob to get with planner of record, Chris, to get township meetings and cost estimate not to exceed. Discussion. Motion passed.

B. Matters pertaining to citizens present at the meeting, in the following order:

1. Special Use Request:

Public Hearing #1: Building on site of mud bog

Public Hearing #2: Campground

**Public Hearing #1:** {SLUP-2018-01}

The Chair will declare such a public hearing open and state its purpose. The petitioner, or proponent of the action advertised will be heard first.

a. Petitioner / Proponent: Jerry Perry/Agent: Harry Lucius, PE: Presentation by Harry to add new building and similar to what is there. Owner has collection of automobiles and trucks. His building in Hamilton, MI is being sold so would like to use this new building to store his collection. Also, parking is now a distance off at edge of easement. No public use for this

building. Discussion and questions. Asked to give a new site plan including some things not shown.

b. Planning and Zoning Administrator: Staff-Presentation, Bob said pretty cut and dry on adding new building and all permits and information is included with their application.

A. Public participation related to the subject matter of this public hearing: none

The Chair will declare such a public hearing closed at 7:10pm.

B. Site Plan Review {Perry, Jerry} Findings, Conclusions and Decision: Went over the site plan by commission.

C. Special Use {Perry, Jerry} Findings and Conclusions: Motion by Bev second by Richard to 3.1, number 1 to agree with all 5 points. Paul made an motion to amend to approve the addition of the new building and on site plan to show the gate, the gravel to be shown and the three doors on east of building. Amendment is approved. Motion with amendment passed.

## 2. Special Use Request

Public Hearing #2 {SLUP-2018-02} Called open at 7:16 pm

The Chair will declare such a public hearing open and state its purpose. The petitioner, or proponent of the action advertised will be heard first.

a. Petitioner / Proponent: Jerry Perry / Agent: Harry Luzius, PE: Mr. Perry wants to put in a camp site on south side of M55 and built in two phases with roads, camping pads and infrastructure. Permits have been applied to State for camping, Wexford County Road and Sanitation for sewer permit and drain field. This will contain a bath house, play area, bridges over stream. It will be phased. Discussion and questions. All permits have been applied for and waiting for them to be issued.

b. Planning and Zoning Administrator: Staff - Presentation: Bob spoke on completion dates that can be up to owner and commission. No dates as of now, but commission would like a start and end dates. Projected start date would be when state DEQ approves the camp permit. Phase one A would be 60 days and Phase one would be 16 months. Phase 2 would start May of 2019 and take two years. Timeline would be from time of permit 60 days and 15 months and completion should be Nov. of 2021.

Staff comments from Bob that on north side is a learning curve and applicant has sent much paperwork as well as permits. Applicants have made more details and have good site plan with background work. Discussion on ponds.

A. Public participation related to the subject matter of this public hearing

The Chair will declare such a public hearing closed: Public hearing is closed at 7:58 pm.

B. Site Plan Review [Perry, Jerry] - Findings, Conclusions, and Decision: Went over schedule from Summer 2018 to Nov. 2021. Donna moved and second by Cliff to approve this site plan to be finished by Nov. 2021 for the Perry Resort Camp Ground with all the permits. As each phase is being completed a new site plan will be presented. Motion Amendment by Paul on site plan should be remove billboards, arrows corrected on road, and as each phase is being completed to have new site plan. Motion for the Amendment passed. Main Motion passed as amended.

C. Special Use [Perry, Jerry] - Findings and Conclusions: Motion by Richard and second by Bev to approve the site for the special use of a campground. Motion passed.

3. Site Plan Review-

a. American Tower Corporation [site upgrade: Parcel #2412-24-2301]

b. Staff Report and Review: Bob gave a review that this should not have to come to this commission. They will take off old antenna and replace with new materials. Certain requirements have to be met. Tower will be upgraded to serve more sites. Nothing will be changed to this area.

c. Findings, Conclusions, and Decision: Motion by Bev second by Paul to approve the application and site plan that was presented. Motion passed.

C. Other public participation for items on this agenda.1

Mike Mix, Manton had comments about complete streets and other subjects being negative for the public.

D. Housekeeping business.

1. Consent Business.

a. Approval of May 21, 2018 Minutes: Paul moved and second by Richard to approve the minutes. Motion passed.

b. Approval of Commission's expense report (pay the bills). Staff bills gone over with Cadillac News bills for public hearings, salaries, etc. Total of \$2227.97 to be paid. Motion by Richard and second by Paul to pay the bills. Motion passed.

2. Treasurer's budget report – Donna Taylor: We have had a bank fee and now it is gone from report. Will ask about it. Office and attorney fees, and publishing and listed on report. Discussion on time line for treasurer. Motion by Richard and second by Paul to approve the treasurer's report. Motion passed.

3. Planning and Zoning Report – Robert Hall Spoke about that they are five months ahead on permits, have been busy and ahead of last year in number of permits. Wed. ZBA will have training here at 6 pm. Question to the commission if they would like similar training. Discussion.

E. Unfinished business and 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. Discussion regarding WJPC by-laws: Postpone discussion and changes to the By

Laws. Dave asked if commission could read through the by-laws to make comments next month.

2. Report from each member of the Commission on the segment of the respective participating municipality they represent for the past month.

Bev from Liberty Township thanked Bob for coming to their meeting and explaining the conditional zoning and taking questions.

Wexford Joint Zoning Board of Appeals

[] minutes

Page 4 of 2

F. New business (other business and communications).

1. (Above at beginning of meeting)

2. Discussion regarding 2018-2019 fiscal budget line item consolidation [Treasurer / PZA and Cherry Grove Clerk. Bob and Donna will get together on budget.

Citations should be written according to our attorney if someone is in violation. Adoption of Conditional Rezoning Amendment has to redone and letters have gone out to clerks to townships.

G. Comments from individual townships. Richard reported that Boon township doesn't want a joint zoning commission. Asked how he responds to that. Bob will talk with them.

Richard asked what is the Erica situation about missing meetings. Bob has not called her but will and take care of it.


H. Public Comments: Mike Mix said that Public hearing was harassment to the applicant.

. Adjournment.: Richard moved and second by Bev to adjourn at 8:44 pm

[June 18, 2018 (8:40am); \\svr12\users\bhall\My Documents\DeskTop DOCUMENTS\WP\Meetings-Planning\062018-AGENDA.wpd]

Prepared by Marli Wendel, recording secretary, for Secretary

Respectfully submitted:

  
Beverly Monroe, [elected] Secretary