



# Wexford Joint Planning Commission

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## JUNE 2021 STAFF REPORT

### Planning and Zoning

The Wexford Joint Planning Commission (WJPC) has been notified that Greenwood Township is ‘proposing’ to withdraw from the ‘joint’ planning commission that provides their planning and zoning services. **Section 9.c of the ‘Ordinance and Agreement’ to establish the Wexford Joint Planning Commission (adopted by Greenwood Township on September 13, 2016 by a unanimous vote) states that each municipality ‘shall’ transfer their share to the fiduciary municipality no later than the 15<sup>th</sup> of July each year.**

Staff recommends that the Wexford Joint Planning Commission direct staff (on behalf of the WJPC) to invoke any or all of the remedies allowed under Section 9.h of the Ordinance and Agreement, more specifically, to **‘stop issuing permits or providing any other service in that municipality, including zoning enforcement’** for Greenwood Township in the event they have not paid their responsible share of the 2021-2022 budget by the end of business on July 15<sup>th</sup>, 2021.

Zoning Administrator Hall spoke briefly with Greenwood Township representative Shelly Bigelow on June 23<sup>rd</sup>, 2021 to establish the future intent. She indicated that ‘she’ had been advised to not attend the meetings through the withdrawal process. In addition, she indicated that Greenwood Township intended to pay the 2021-2022 budget share on or prior to July 15<sup>th</sup>, 2021.

The WJPC office received notice of Greenwood Townships intent to withdraw, and to conduct the required public hearing (Ordinance and Agreement, Section 11.2) on Thursday, July 22<sup>nd</sup> at 7:00 pm at the Greenwood Township Hall, 6761 N. 35 Rd., Manton, Michigan 49663. The WJPC staff (as a courtesy to Greenwood Township) will forward notice of the public hearing to all Township taxpayers.

### Land Use Permit Activity

LUP070	2412-12-1408	Weston, Dajon - Pine Grove Homes	ND-Gar.	R1	WEX	New Dwelling - Att. Gar/Decks
LUP071	2112-08-3301	Kesl, Ronald - Gurden Const.	Deck	RR	SOU	Deck Extension
SUP-2021-02	2110-07-4201	Peterson Creek Cabins and Campground	SLUP	RR	SOU	Special Use Permit
SUP-2021-03	2110-GV1-25	Bednarick, Ashley and Nick	SLUP	R1	CHE	Special Use Permit
LUP072	2410-06-3206	Durkin, Brian	RA	RR	GRE	Accessory Building
LUP073	2411-34-4009	Rogalski, Jerome	RA	MPR	HAN	Storage Building
LUP074	2211-ASR-12-01	Lumbard, James - Harold Steel Blds	RA	R1	BOO	Accessory Building
LUP075	2211-32-3101	Reznicek, Stephen - Schierbeek, Bros	RA	RR	BOO	Accessory Building
LUP076	2212-22-4305	Kast, David and Kathy	RA	RR	SLA	Accessory Building
LUP077	2110-27-4301	Kotlarz, Douglas - Natural Log Stairways	RA	RR	CHE	Outdoor Stone Fireplace
LUP078	2412-14-2302	Abraham, Jason	RAD	RR	WEX	Residential Addition
LUP079	2112-23-1403	Nixon, Lonni and James	RA	RR	SOU	Accessory Building
LUP080	2412-30-1204	Nabozny, Paul - Priced Right Bldrs.	RA	RR	WEX	Accessory Building
LUP081	2312-18-4408	Bingman, Karen - Little Vally Homes	ND	RR	SPR	New Dwelling - Mobile Home
LUP082	2412-09-2201-02	Meyer, Rick	ND	RR	WEX	New Dwelling-Att. Garage
LUP083	2311-06-2205	Briskey, Josep - D&E Const.	ND	R1	ANT	New Dwelling
LUP084	2411-30-2101-02	McCormick, Gavin-Deverman Bldg.	ND	RR	HAN	New Dwelling

ND = New Dwelling

RAD = Residential Addition

RA = Residential Accessory

## **Master Plan**

Planner Grobbel is working on incorporating WJPC comments and assembling a final chapter. When done, it will be sent to Assistant Zoning Administrator Townsend for formatting and assembling into the final 'draft' document. Afterwards it will be up to the WJPC to distribute to the legislative bodies of all of the participating municipalities for permission to distribute. Once distributed to the entity notice group, we have a required 63-day comment period. **After** the comment period, then a public hearing must be conducted. Review and approval is assigned to the legislative bodies.

**-an estimated timeline for Master Plan adoption looks something like this –**

**July 26<sup>th</sup>, 2021:** 'draft' Master Plan presented to WJPC (for approval) prior to requesting legislative permission to distribute

**July 28<sup>th</sup> – 30<sup>th</sup>, 2021:** 'draft' Master Plan mailed to all participating Townships with letter requesting permission to distribute / lack of response indicates approval to distribute on September 17<sup>th</sup>, 2021.

**September 17<sup>th</sup>, 2021:** 'draft' Master Plan distributed to notice group (63-day comment period begins)

**December 27<sup>th</sup>, 2021:** WJPC hold Master Plan public hearing (perhaps December 20<sup>th</sup> to avoid holiday week) [November 15<sup>th</sup> meeting will NOT meet 63-day comment period]

**January 5<sup>th</sup> – 7<sup>th</sup>, 2022:** Present Master Plan (with letter) to legislative bodies for review and **APPROVAL**

**March 1<sup>st</sup>, 2022 – final date for legislative response**

## **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**

Legislation still pending – an alternative bill has been introduced that would mandate that a community allow them as a special use – no feedback has been heard yet.



