

Wexford	Hanover	Greenwood	Liberty
Springville	Antioch	Collax no zoning	Cedar Creek zoned
Slagle	Boon	Selma	Haring zoned
South Branch	Henderson no zoning	Cherry Grove	Clam Lake zoned

■ Planning and zoning by the Wexford Joint Planning Commission

Wexford Joint Planning Commission

1/0 Cherry Grove Township 4830 E. M-55

Cadillac, Michigan 49601

(231)775-1138x6

planningandzoning@wexfordjpc.org | www.wexfordjpc.org

DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, June 22, 2020

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:

Dave **Schroeder**, Chairman (Hanover)
 Paul **Osborne**, Vice Chairman (Antioch)
 Bev **Monroe** (Secretary) (Liberty)
 Donna **Taylor** (Treasurer) (South Branch)
 Richard **Harvey** (Boon)
 Marty **Dahlstrom** (Cherry Grove)
 Cliff **Redes** (Selma)
 Clyde **Kastl** (Springville)
 Dave **Williams** (Wexford)

Members Absent:

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: Chair recognized six (6) members of the public present (see attached Visitor Sign-In)

C. Public Comment – Comments offered were:

Rob Munger – Purchasing property next to the Cherry grove Convention Center – is requesting a conditional rezoning (the rezoning to a specific and certain use only). Planning storage units, retail space and contractor offices. Mr Hall will send out packets for consideration at the 27-July WJPC Meeting.

Mike Dyer – Requesting a Special Meeting of the WJPC to utilize space net door to his currently owned laundromat for use as a retail space. Commission to take up Special meeting request during New Business portion of meeting (See F. New Business, 1a. Additional Meetings)

D. **Housekeeping Business**

1. **Consent Business**

a. Approval of February 24, 2020 (Annual Meeting) Minutes - Motion to approve Meeting Minutes made by Paul Osborne seconded by Richard Harvey and approved unanimously.

b. Approval of Commission's expense report (pay the bills for March, April, May, and June of 2020) - Motion to pay bills as presented for March, April, May, June made by Richard Harvey, seconded by Marty Dahlstrom and approved unanimously

See the following:

(032020-Bills-support docs)

(042020-Bills-support docs)

(052020-Bills-support docs)

(062020-Bills-support docs-amend)

2. **Treasurer's Budget Report – Donna Taylor** – Motion to accept Treasurers Budget Report made by Marty Dahlstrom, seconded by Paul Osborne - and approved unanimously.

3. **Planning & Zoning Report – Robert Hall** –

See (032020-042020-052020-062020-staffreport-covid)

Mr. Hall put forth a proposed Resolution for the carry forward of monies from 2019-2020 budget into the 2020-2021 budget as an amendment due to the COVID-19 pandemic and subsequent suspension of in person meetings as a result. (See F. New Business 2. Budget Resolution)

Mr. Townsend presented the Unique Jurisdiction document to the Commission members noting the highlights, similarities, and differences of each of the eleven (11) participating townships in the WJPC.

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. **Scheduling of public hearings**

a. 'Proposed' Accessory Building Language [July 27th, 2020] – Mr. Hall will publish notification.

b. 'Proposed' Conditional Rezoning [July 27th, 2020] – Mr. Hall will publish notification.

2. Master Plan progress [see *planner memo dated May 7th, 2020*] – Mr. Hall presented the next step in the Master Plan process is the Visioning Session, previously scheduled for March, pushed out due to the COVID-19 pandemic and subsequent suspension of in person meetings as a result.

F. **New Business** (other business and communications).

1. **Moving Forward - Meeting Schedule**

a. **Additional meetings?**

A motion to hold a Special Meeting on 13-July for the purpose of reviewing Mr Dyer's request to add retail use to the existing building made by Dave Williams, seconded by Richard Harvey - and approved unanimously. Mr Hall will send appropriate site plan review documentation prior to the meeting.

b. Master Plan [Land Use Plan - Visioning Session] – Mr. Hall to explore different venues suitable to host multiple participants.

2. Budget Resolution - A motion to accept and distribute drafted Budget Resolution to amend 2020-2021 budget to carryover line items effected by COVID-19 pandemic, in order to work on the Master Plan made by Paul Osborne, seconded by Cliff Redes - and approved unanimously.

G. Public Comment –

Kim Manuel (Hanover) – regarding the accessory building language public hearing: can opinions be expressed in writing vs in person due to the “social distancing” standards? Discussion ensued that this is an appropriate means of expression. Data should include verifiable sources (Name, Address, means of contact) to avoid ambiguity. To date Mr. Hall has received zero input via written expression.

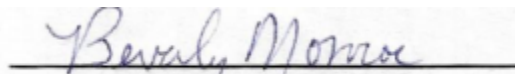
Clyde Kastl – Blight conditions – these are serious issues and he would like continuing discussion as to possible solutions.

Richard Harvey – asked Mr. Hall to explain his role as independent contractor for townships requesting third-party assistance in controlling and addressing blight.

- H. **Adjournment** – Motion to adjourn by Richard Harvey, seconded by Paul Osborne - approved unanimously and adjourned at 7:45pm.

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

Respectfully submitted:


Beverly Monroe, (elected) Secretary