

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

Planning and zoning by the Wexford Joint Planning Commission

Wexford Joint Planning Commission

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DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, June 24, 2019

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)
Beverly Monroe (Secretary) (Liberty)
Donna Taylor (Treasurer) (South Branch)
Richard Harvey (Boon)
Marty Dahlstrom (Cherry Grove)
Shelly Bigelow (Greenwood)
Cliff Redes (Selma)
Clyde Kastl (Springville)
Dave Williams (Wexford)

Members Absent: Ronald Bates (Slagle)

Others Present: Robert Hall, Zoning & Planning Administrator
Ben Townsend, Assistant Zoning Administrator
Heather O'Connor, Recording Secretary

B. Matters pertaining to citizens present at the meeting, in the following order:(advertised public hearings, persons requested to attend, other public participation for this agenda)

Chair recognized three (3) members of the public present, Jennifer & Richard Draper (Greenwood), Terry Garbrecht (Greenwood). Ms. Draper inquired as to location of minutes on website. Mr. Hall provided info.

1. Other public participation for items on this agenda – None offered

C. Housekeeping Business

1. Consent Business

A. Approval of:

- i. May 20, 2019 Meeting Minutes - Motion made to approve Meeting Minutes made by Richard Harvey, seconded by Dave Williams and approved unanimously.
- ii. June 5, 2019 Special Meeting Minutes - Motion made to approve Special Meeting Minutes made by Richard Harvey, seconded by Marty Dahlstrom and approved unanimously.

B. Approval of Commissions Expense Report (pay the bills)

- i. June 2019 bills - - Motion made to pay bills totaling \$6282.39 PLUS \$625 from last quarter = \$6907.39 made by Cliff Redes, seconded by Paul Osborne and approved unanimously.
- ii. *Noted by Treasurer – add \$2400 for rent. Motion amended to pay bills of \$6907.39 PLUS \$2400 made by Cliff Redes, seconded by Paul Osborne and approved unanimously.

2. **Treasurer's Budget Report** – Donna Taylor - Motion to accept the Treasurer's Budget Report made by Richard Harvey, seconded by Marty Dahlstrom and approved unanimously.
3. **Planning & Zoning Report** – Robert Hall (see submitted Staff Report) – Update on Mud Bog court case. Ruled in our favor, puts the client on notice, and needs a permit going forward. There are currently two (20 upcoming ZBA cases for July. Data to be distributed.

D. Unfinished Business (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): Mr. Hall noted that email problems are still occurring

1. Report from each member of the Commission on the segment of the respective participating municipality they represent for the past month.
Donna Taylor (South Branch) – timeline for phases at the campground? Mr. Hall will be sending letters.
Beverly Monroe (Liberty) – Manton Pines Campground planning Bluegrass Festival in August. Have permits been obtained?
Marty Dahlstrom (Cherry Grove) – Township meeting held regarding the amendment to the ordinance
Richard Harvey (Boon) – attending Planning & Zoning Essentials. Attended Marijuana Workshop – “its easier to opt out via ordinance by township vs being automatically opted in and trying to opt out later”
2. Master Plan direction / discussion - Mr. Hall reported the master plan will resume after the Zoning ordinance amendment is completed

E. New Business (other business and communications).

1. Draft 'proposed' zoning ordinance language regarding:
 - A. Article 98 - participating municipality voting requirements
 - B. Ordinance and Agreement
The difference between A & B – A addresses Article 98 in the Zoning Ordinance (voting), B addresses the structure between townships and the WJPC
 - C. Schedule Public Hearing – Chair recommended postponing a Public hearing until AFTER the next regular WJPC meeting, allowing ample time for review (see NOTE)

****NOTE** – Mr. Hall also distributed language suggestion for the Zoning Ordinance regarding Accessory Buildings as there have been multiple requests for variances to place an Accessory Building on otherwise vacant properties

- F. Public Participation for Items not on this Agenda** – Mr. Draper inquired as to the timing for publishing the amendments. Mr. hall noted the steps: 1) A Public hearing, 2) Sixty (60) days for townships to vote, 3) Fourteen (14) days to publish after the last townships formal action

- G. Adjournment** – Motion to adjourn made by Marty Dahlstrom, seconded by Clyde Kastl, approved unanimously and adjourned at 7:39pm.

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

Respectfully submitted:


Beverly Monroe, [elected] Secretary