



PLANNING COMMISSION
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Manistee County Planning Building, 395 Third Street Manistee, Michigan 49660

May 16, 2023

To: Wexford County Joint Planning Commission

Re: Wexford County Joint Planning Commission Master Plan Review

The Manistee County Planning Department received the draft Master Plan from Wexford Joint Planning Commission on March 22, 2023, with the 63-day review period expiring on May 24, 2023. Staff and members have had time to review the Master Plan and outside of limited revisions to grammatical errors within the document, have concluded the plan contains the necessary information and data to meet the requirements of the Michigan Planning Enabling Act.

One item that is not directly addressed in the plan are recommendations as to the general character, extent, and layout for the redevelopment and rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes of use or extension of streets, grounds, open spaces, buildings, utilities, or other facilities. There is mention of reusing existing buildings as well as roads and highways, but no detailed goals set for rehabilitation of blighted areas. This information is only required when reasonably considered as pertinent to the future development of the planning jurisdiction per section 33(2)(c) of the Michigan Planning Enabling Act.

The plan is consistent with the master plans of adjacent municipalities within Manistee County. The plan contains thorough description of current and desired future land use patterns, as well as comprehensive graphs, tables and maps showing the general location, character, and extent of the built and natural environment. Please see below for the grammatical errors that were noticed:

- Page 20: Second paragraph reads: "In the year 2029..." Should this be year 2019?
- Page 82: Fourth paragraph under "Particulars", the first sentence reads: "Fourth, more emphasis is places on highways and rurally-situated roads,..." and should read: "Fourth, more emphasis is **placed** on highways and rurally-situated roads,..."
- Page 82: "Fundamental Principles Expanded" has "9" in front of section title

The Manistee County Planning Commission recommends approval of Wexford County Joint Planning Commission's proposed Master Plan with the above grammatical corrections and encourage the implementation of recommendations for blighted areas if seen as pertinent by

the planning jurisdiction. The document was developed with community input, insight into the historical character of the community, proper data and information concerning existing conditions and a future land use policy which captures the information contained within the plan and thus meets the minimum requirements of the Michigan Planning Enabling Act.

Regards,

A handwritten signature in black ink, appearing to read "Mary Becker Witt". The signature is fluid and cursive, with the first name "Mary" written in a larger, more prominent script than the last name "Becker Witt".

Mary Becker-Witt, Planning Commission Chair