

Wexford	Hanover	Greenwood	Liberty
Springville	Antioch	Collfax 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

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 Cadillac, Michigan 49601
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DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, June 27, 2022

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: (See Attendance Sheet)

Paul Osborne, Chairman (Antioch)

Beverly Monroe, Secretary (Liberty)

Richard Harvey (Boon)

Dan Prince (Selma)

Marli Wendel (Slagle)

Randy Brewer (Springville)

Ben Fleis (Wexford)

Members Absent: Donna Taylor, Treasurer (South Branch)

Kim Manuel (Hanover)

Marty Dahlstrom (Cherry Grove)

Shelly Bigelow (Greenwood)

Others Present: Robert Hall, Zoning & Planning Administrator

Ben Townsend, Assistant Zoning Administrator

Heather O'Connor, Recording Secretary

B. Set/Amend/Approve the Agenda: Motion to Approve the Agenda as amended (adding Election of Vice Chairman to New Business as referenced in the May 23, 2022 Minutes) made by Richard Harvey supported by Randy Brewer and adopted.

C. Matters pertaining to citizens, in the following order: None

D. Public Comment – Chair recognized one (1) member of the public present. Shelly Brewer commented regarding an easement question near Hodenpyl Road.

E. Housekeeping Business

1. Consent Business

a. Approval of May 23, 2022, Meeting Minutes - Motion to approve Meeting Minutes as presented made by Beverly Monroe supported by Richard Harvey and adopted. See ([Proposed Minutes](#))

2. Approval of Commission's expense report (pay the bills) - Motion to pay bills (\$3284.69), as presented made by Richard Harvey supported by Randy Brewer and approved. See ([Bills and Support Docs](#)) : Noted the IRS increased mileage reimbursement to \$.62 and half cents per mile.

Motion by Dan Prince and supported by Beverly Monroe to follow the IRS mileage reimbursement increase and approved.

3. **Treasurer's Budget Report – Donna Taylor** – Absent. Mr. Hall reported the WJPC will come in under budget this year.
4. **Planning & Zoning Report – Robert Hall** – See [Staff Report](#)

F. Unfinished Business & 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. **Master Plan - Future Land Use update from planner/staff – What are the BIG issues?**
Discussion pertaining to each township as follows:
Wexford – increased commercial around 37
Hanover – increased commercial between 4 & 6 Rd or County line to 4 Rd (on both sides of the road)
With curb cuts, destinations become retail generating urban swell
Liberty – on 14 Rd East of 131 might go commercial – subdivision on 12 Rd might expand
Antioch – NW corner increased commercial by the golf course
Springville – concentrated subdivision by Hodenpyl Dam
Slagle – 84% is forest – along 37 and 30 Rd is commercial and would want to expand in that general area
Boon – No changes
Selma – No changes
Cherry Grove – M55 is a busy corridor – maybe a corridor plan to manage growth?
South Branch – possible commercial on 37 corridor where already happening
Comments from WJPC to Planner? Short term rentals, let growth happen where it is already happening, and the above township specific comments

G. New Business –

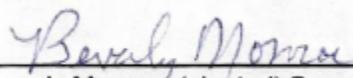
1. **Election of Vice Chairman** – Richard Harvey nominated by Beverly Monroe and seconded.
Randy Brewer nominated by Richard Harvey and seconded.
Richard Harvey – withdrew the nomination
Randy Brewer – 6/7
Vice Chairman – Randy Brewer

H. Public Comment – None

- I. **Adjournment** – Motion to adjourn by Dan Prince supported and adjourned at 7:28 pm.

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

Respectfully submitted:



Beverly Monroe, (elected) Secretary