

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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### DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, June 28, 2021

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)  
 Marty Dahlstrom (Cherry Grove)  
 Kim Manuel (Hanover)  
 Ben Fleis (Wexford)

*Members Absent:*

Clyde Kastl (Springville)  
 Cliff Redes, Vice Chairman (Selma)  
 Shelly Bigelow (Greenwood)  
 Ronald Bates (Slagle)  
 Donna Taylor, Treasurer (South Branch)

*Others Present:*

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

- B. Set / Amend Agenda** – Motion to approve Agenda made by Beverly Monroe supported by Richard Harvey and passed unanimously.

- C. Public Comment** – Ben Pearson Supervisor Cherry Grove Township – Mud Bog incident repeating again. It is an issue for the township. Mr. Hall explained the result of the Mud Bog case from last year, and again this year Memorial Day 2021 the Mud Bog was active. Cherry Grove was notified, and Mr. Hall stated he would bring it to the WJPC again for consideration of action. Chair moved to consider the issue under New Business.

Nicholas Bednarick - comment asking if Cherry Grove was against a Mud Bog event. Pearson stated if it was run according to process, there was no opposition. Currently it violates the standards set for a commercial Mud Bog.

#### D. Matters pertaining to citizens present at the meeting, in the following order:

1. Advertised Public Hearing - (See [public\\_notices](#)) (Peterson Creek Campground Request / Case # SLUP-2021-02) South Branch Township
  - a. The Chair shall declare the public hearing open - Chair declared the hearing open at 6:38pm
  - b. Planning and Zoning Administrator - Staff Presentation (See [SLUP-2021-02 Report & SLUP-2021-02 Site Plan](#))

**Staff Recommendation #1 – Approval of Site Plan**

*“Staff believes that the applicant narrative and site plan have demonstrated compliance with the purpose and intent of the zoning ordinance and we recommend the Site Plan of Applicant be approved.”*

**Staff Recommendation #2 – Approval of Special Use**

*“The Zoning Administrators recommend the Special Use Permit be approved by the Planning Commission conditioned upon materials required by Article 16, Section 1604.C being submitted to staff prior to any further development activity taking place.”*

c. Applicant Presentation – Used to own Camp Cadillac on Boon Rd, not new to campground or expansions. Familiar with zoning, worked with state of Michigan. Familiar with compliance and geared toward family camping. Adding forty-one (41) camp sites, by laying out differently to maximize space. All full hookups, water, electric, sewer, also proposing a pool and bathhouse.

d. The Chair shall allow public comment - None

e. The Chair shall declare the public hearing closed - Chair declared the public hearing closed at 6:44pm

2. Planning Commission [Deliberations/Findings / Conclusions SLUP-2021-02] The Planning Commission may ask additional ‘fact-finding’ questions of the applicant, staff, or members of the public.

Will there be additional lighting? – yes – will be downward lighting for walkways and around office

All sites drive through? – No most are seasonal at 60degree angle

Square footage & height on bathhouse? Not designed yet

Any setbacks on Peterson Creek? – Mr. hall stated fifty (50) feet.

Bathhouse details? Two toilets & showers

Site sizes – All above minimum 1200sq ft

Opaque fencing? Trees or shift to 100ft alignment – might lose some sites

If decide to move sites vs add fence/trees need updated or as-built plan from Applicants

\*A motion to approve the Site Plan as presented with updated/as build plans for additional lighting and possible shifts W-E & N-S to sites based on fence, trees, or larger setback made by Beverly Monroe supported by Marty Dahlstrom and passed unanimously.

- 1.A. Advertised Public Hearing - (See [public\\_notices](#)) (Group Child Care Home Request / Case # SLUP-2021-03) **Cherry Grove Township**

a. The Chair shall declare the public hearing open - Chair declared the hearing open at 6:58pm

b. Planning and Zoning Administrator - Staff Presentation (See [SLUP-2021-03 Report](#))

**Staff Recommendation:**

*Staff recommends a finding that the applicant has demonstrated compliance with the mandatory provisions as listed in the Michigan Zoning Enabling Act, PA 110 of 2006 and has or will demonstrate compliance with the discretionary standards and all other provisions of the Wexford Joint Zoning Ordinance. Accordingly, staff recommends approval of the requested special use permit to operate a Group Child Care Home at 4381 Benson Road, Cadillac, Michigan 49601 as requested.*

c. Applicant Presentation – Ashley Bednarick – just renovated entire basement to make more childcare area available and there will be an assistant present for additional supervision. Been in Childcare over 6years. New capacity would be for twelve (12) children vs current six (6). No walkout basement with egress window, also installed new bathroom in basement area.

- d. The Chair shall allow public comment - None
- e. The Chair shall declare the public hearing closed – Chair declared the public hearing closed at 7:05pm

2.A. Planning Commission [Deliberations/Findings/Conclusions SLUP-2021-02] The Planning Commission may ask additional 'fact-finding' questions of the applicant, staff, or members of the public.  
Great! Huge need for childcare.

\*A motion to approve the Site Plan as presented made by Marty Dahlstrom supported by Kim Manuel and passed unanimously.

1.B. Advertised Public Hearing - (See [public\\_notices](#)) (Proposed Ordinance Amendment) **Wexford Joint Planning Commission**

- a. The Chair shall declare the public hearing open - Chair declared the hearing open at 7:09pm
- b. Planning and Zoning Administrator - Staff Presentation (See [final05262021-ord\\_amending\\_9204\\_for\\_admin\\_showing\\_pc-admin\\_changes\\_for\\_ph](#)). Suggestions from last meeting were incorporated into referenced documentation. An accessory building will a principal use, and a storage building will not. There is a section in Zoning ordinance that provides for nonconformances. This is documented via permits.
- c. Applicant Presentation – (See [final05262021-ord\\_amending\\_9204\\_for\\_admin\\_showing\\_pc-admin\\_changes\\_for\\_ph](#)).
- d. The Chair shall allow public comment - Townships have sixty (60) days to reply once sent via USPS. Use – how do we measure impact? Example: Increase of hours/add a drive thru
- e. The Chair shall declare the public hearing closed – Chair declared the public hearing closed at 7:18pm

2.B. Planning Commission [Deliberations/Findings/Conclusions SLUP-2021-02] The Planning Commission may ask additional 'fact-finding' questions of the applicant, staff, or members of the public.

\*A motion to make recommendation to the townships of the final language as presented made by Kim Manuel supported by Marty Dahlstrom and passed unanimously.

**E. Housekeeping Business**

1. **Consent Business**

- a. Approval of May 24, 2021 Meeting Minutes - Motion to approve Meeting Minutes as presented made by Richard Harvey supported by Ben Fleis and passed unanimously.
- b. Approval of Commission's expense report (pay the bills) - Motion to pay bills, as presented made by Richard Harvey supported by Marty Dahlstrom and passed unanimously. See ([062021\\_bills\\_-support\\_docs20210625\\_10551772](#))

2. **Treasurer's Budget Report – Donna Taylor** – Absent. No Report to present.
3. **Planning & Zoning Report – Robert Hall** – See (062021-staffreport)  
Excerpt:

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.

Motion to direct staff as presented in the above excerpt made by Marty Dahlstrom supported by Richard Harvey and passed unanimously.

Mr. Hall is still working on outreach to different or alternative attorneys and Grant applications for training in process.

Gravel Pit & Short-Term Rental legislation still pending

- 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).  
None

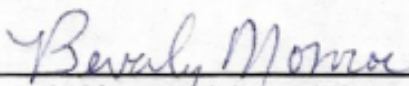
- G. New Business** (other business & communications) – Mud Bog – Cherry Grove Supervisor in attendance. This is a repeat of last year. Memorial Day 2021, the same Mud Bog took place on private property operating as a commercial business. Complaints from residents were received. The event ran all day. This occurs on a weekly basis. The July 4<sup>th</sup> weekend is coming up. Should the WJPC choose to pursue the violation? Do we have confidence enough to take this to court again? Do we need a different attorney? Mr. Hall gave a best-case scenario of \$1750 - \$2000 for pursuing this action again with a written order of compliance, maximum fine, and court costs.

\*A motion to direct Mr. Hall to pursue the Mud Bog violation via the attorney in Grand Rapids – Cliff Bloom made by Beverly Monroe supported by Marty Dahlstrom and passed unanimously.

- H. Public Comment** – Fencing for in home childcare – is there a mandatory requirement? Hours of operation – mandated by state max sixteen (16) hours per day.
- I. Report / Comments from each member of the 'commission' regarding their respective participating municipality, and comments from Staff** – Time expired
- J. Adjournment** – Motion to adjourn by Marty Dahlstrom supported by Kim Manuel passed unanimously and adjourned at 8:32 pm.

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

Respectfully submitted:

  
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Beverly Monroe, (elected) Secretary