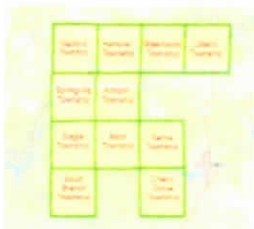


WEXFORD JOINT PLANNING COMMISSION STAFF REPORT



Wexford Joint Planning Commission  
[www.wexfordjpc.org](http://www.wexfordjpc.org)  
4830 E. M-55  
231-775-1138x6  
Cadillac, Michigan 49601  
[planningandzoning@wexfordjpc.org](mailto:planningandzoning@wexfordjpc.org)

Staff Report – Site Plan Review

1. Application

**Owner/Applicant:** Dyer, Michael and Lyssa  
**Site Address:** 6050 W. 16 Road  
**Parcel #:** 2312-01-4407  
  
**Applicant(s):** SAME AS OWNER  
**Address:** SAME AS OWNER

**Phone:** 231-878-8449  
231-878-7781  
**Contact:** Michael Dyer

**Email:** [mikedyer87@gmail.com](mailto:mikedyer87@gmail.com)

**Property Zoned:** Commercial

**Site Plan Type:** Medium

2. Development Proposal

- 2.1 Property Legal Description:** E 1/2 OF SE 1/4 OF SE 1/4 EXC E 425 FT OF N 660 FT & EXC W 200 FT OF S 400 FT & EXC E 330 FT OF S 440 FT OF N 1100 FT & EXC HWY CVA --8.46 A. M/L-- SP. SEC. 1 T23N R12W
- 2.2 Action Report / Request:** The applicants request consists of adding an additional retail use Retail Trade [44-45] within the existing structure / building.
- 2.3 Existing / Proposed Use Description / Classification:** The existing use of the land, building/ structure houses a laundry-mat [81], a permitted use.

3. Current Narrative (History):

- 3.1** The office of the Wexford Joint Planning Commission has verified that no new construction is being proposed. The requested retail use is permitted in the Commercial zoning district

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- 3.2 The Wexford Joint Zoning Ordinance [**Article 10, Section1003**] provides for multiple uses in a single structure so long as the special relationships and physical requirements of the ordinance can be demonstrated.
  - 3.3 At a regular meeting of the Wexford Joint Planning Commission the applicant requested a Special Meeting for the purpose of site plan review. A meeting date of July 13<sup>th</sup>, 2020 was scheduled for 6:30 pm. The applicant presented the application and requisite fee to the Wexford Joint Planning Commission on June 24, 2020
  - 3.4 A notice of the July 13<sup>th</sup>, 2020 Special Meeting was posted at the WJPC office of record on July 1, 2020, at least 18 hours in advance of the Special Meeting.
4. **Specific Zoning District Standards:**
- 4.1 **5504.A:** The minimum parcel area is 25,000 (twenty-five thousand) square feet. The subject parcel far exceeds that at 366,000, or approximately 8.4 acres
  - 4.2 **5504.B:** The minimum Buildable Area required is 15,000 per principal unit. The subject parcel has an existing structure / building and a Buildable Area exceeding the required 45,000 square feet [dwelling, laundry, retail]
  - 4.3 **5504.C:** The minimum parcel width required is 150'; the subject property (according to the Wexford County mapping system) is 270' of road frontage.
  - 4.4 **5504.D Setbacks**
    - 5504.D.1.a:** The minimum front yard setback required is not less than 5' or more than 30'; the actual setback of the existing building as shown on the detail section of the site plan is approximately 31'.
    - 5504.D.1.b:** The minimum side yard setback required is 20'; the actual setbacks as shown on the site plan and as verified on the Wexford County mapping system indicate no less than 50' to the east or west property lines to the closet part of the main structure
    - 5504.D.1.c:** The minimum rear yard setback required is 60'; the actual setback is approximately 100' to the northeast (irregular boundary line).
    - 5504.D.1.d:** N/A – there are no waterfront yards.
    - 5504.D.1.e:** N/A – there are no known wetlands associated with the subject property.
  - 4.5 **5504.E:** Buildings and parcel coverage
    - 5505.E.1:** N/A – there are no proposed Accessory Buildings
  - 4.6 **5504.F:** Landscaping and Access (shall comply with Section 1062 of the Wexford Joint Zoning Ordinance).
  - 4.7 **5504:** N/A – there are no proposed land divisions for the subject property.





Staff Comments regarding Article 55, Section 5504.F (Section 1062):  
The Wexford Joint Zoning Ordinance in Section 1062.D

5. **STANDARDS OF REVIEW:**

- 5.1 According to WJZO Article 94, Section 9411.A-C – The following standards shall be used by the Planning Commission to review requests for Site Plans under this Article:
1. All **applicable** regulations of this Ordinance which apply generally to all districts (Article 10 – General Regulations), and all **applicable** regulations of this Ordinance which apply to the **specific zoning district** (Article 55, see Section 4 above), to any conditions imposed with the granting of a Special Use Permit or variance, shall be shown on the site plan as being complied with.

SECTION YES/NO		SECTION YES/NO		SECTION YES/NO		SECTION YES/NO	
1001	N/A	1020	NO	1052	NO	1074	NO
1002	N/A	1030	NO	1053	NO	1080	NO
1003	YES(B)	1031	NO	1054	YES	1081	NO
1004	NO	1040	NO	1060	YES*	1082	NO
1010	NO	1041	NO	1061	YES*		
1011	NO	1042	NO	1062	YES*		
1012	NO	1050	NO	1070	NO		
1013	NO	1051	NO	1071	NO		

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- 1003(B):** the special relationships on this parcel allow the property to support more than one commercial use
- 1054:** section 1054.A of the zoning ordinance requires 1 space for each 200 square feet of floor area dedicated to the use
- 1060:** the applicant should be directed to comply with the ordinance for any proposed signage
- 1061:** the applicant should be directed to comply with the ordinance for any proposed lighting in addition to existing fixtures
- 1062:** because the use is existing and does contain some manicured lawn area between the existing and proposed parking areas and the building – the applicant should be encouraged to add additional landscaping to identify building / parking perimeter

***Staff Comment and Recommendations: Staff finds that all of the specific zoning district requirements are met as documented above in Section 4 of this report. The general Regulations found to be applicable are outlined above in section 5 of this report – Standards of Review. Staff finds that there are no concerns except as mentioned. Staff feels that compliance with this standard (General regulations and Specific Zoning District) is demonstrated.***

2. All utility easements shall be distributed on site in a manner which is least harmful to surrounding properties. Electric, telephone coaxial cable and other lines shall be located underground unless this requirement is specifically waived by the administrator, Commission or Appeals Board upon review of the site plan.

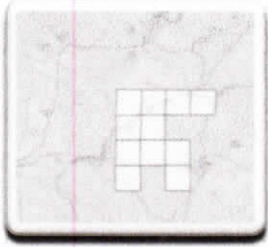
***Staff Comment and Recommendations: The existing utility connections are not expected to change to a degree that would require the concern of this commission with this building proposal. Staff feels that compliance with this standard is demonstrated.***

3. Water lines, sewer lines, all provisions of surface water drainage shall be approved by the respective agency and designed in compliance with any applicable federal and state statute, city, village, township. Or county ordinance.

***Staff Comment and Recommendations: The existing utility connections (water & sewer) and stormwater run-off should not be effected with no additional construction being proposed. Staff feels that compliance with this standard is demonstrated.***

**Final Staff Comments and Recommendation(s):** Staff recommends approval of the site plan as presented with a condition that any future proposed signage and / or lighting comply with zoning ordinance standards.





# Wexford Joint Planning Commission

4830 E. M-55

Cadillac, Michigan 49601

(231)775-1138x6 [www.wexfordjpc.org](http://www.wexfordjpc.org)

## Site Plan Review Application FULL PLAN REVIEW

### Applicant Information

Name:	Michael & Lyssa Dyer		
Address:	6050 W. 16 Rd.		
City:	Mesick	State:	MI
Phone:	231-360-3779	Zip:	49668
Email:	m.kedyer87@gmail.com		

### Property Owner's Information

Name:	Michael & Lyssa Dyer		
Address:	6050 W. 16 Rd.		
City:	Mesick	State:	MI
Phone:	231-360-3779	Zip:	49668
Email:	m.kedyer87@gmail.com		

### Project Location

Street Address:	6050 W. 16 Rd. Mesick, MI 49668		
Property ID Number:	2312-01-4407		
<b>NOTE: As well as all information required by the ordinance.</b>			

I / We request 9 special meeting

As an illustration of this request, "I/we have attached a site plan(s) of the premise drawn to scale showing the location of all existing and proposed structures, improvements, and uses on the property as well as any information required by the ordinance."

### Affidavit

I/we understand and agree upon execution and submission of this application, that I/we agree to abide by all provisions of the Wexford Joint Zoning Ordinance as well as all procedures and policies of the Wexford Joint Planning Commission as those provisions, procedures, and policies relate to the handling and disposition of this application: that the above information is true and accurate as to the best of my/our knowledge, and that a filing fee of \$660.00 is due with this application. **Note: This application will NOT be considered complete until ALL materials (including site plan) are submitted/demonstrated.**

Applicant's Signature:	Applicant's Printed Name	Date:
	Mike Dyer	6-23-20
Property Owner's Signature:	Property Owner's Printed Name:	Date:
	Mike Dyer	6-23-20
Office Use Only	Application received:	Filing fee received:
		Receipt #:



Address, Owner, or APN



Owner

DYER MICHAEL L II

Address

Parcel ID

2312-01-4407



# SITE PLAN

