



Wexford Joint Planning Commission

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JUNE 2021 STAFF REPORT

Planning and Zoning

Greenwood Township Withdrawal Update – Zoning Administrator Hall attended the public hearing conducted by Greenwood Township regarding their withdrawal from the Wexford Joint Planning Commission on Thursday, July 22nd, 2021 held at the Greenwood Township Hall.

- Greenwood Township ***did submit the participating municipality share as required by the Ordinance and Agreement, extending their membership until the end of the current fiscal (2021/2022) year.*** If the withdrawal process is completed within the terms of the Ordinance and Agreement, it would become effective on June 30th, 2022.
- There was **NO DECISION** made at this public hearing and the Greenwood Township Board agreed to continue the discussion at their next regular board meeting to be held on Wednesday, August 4th, 2021 at 7:00 pm [changed from August 3rd due to election day]
- ZA Hall has a previous commitment and will not be able to attend the Greenwood Township Board meeting scheduled for August 4th, 2021

Land Use Permit Activity

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
LUP085	2311-08-4101-02	Terpstra, Darby	ND	RR	ANT	New Dwelling
LUP086	2210-PS-12	Agnew, Matt - Claus, Richard Builder	RA	R2	SEL	Zoning Board Approval - RA
LUP087	2311-08-4101-01	Williams, Kyle	ND	RR	ANT	New Dwelling
LUP088	2110-CJ-03	Thorn, stuart	RAD	R1	CHE	Accessory/Retaining Wall
LUP089	2210-35-2102	Burch, Brian	RA	R1-R2	SEL	NC Addition to Accessory
LUP090	2112-26-2301	Choponis, Carla - Silver Creek Cust. Home	RAD	RR	SOU	Resident Addition + Deck
SPR-2021-04	2110-03-4101	CAPS - Gosling Czubak Engineer	Park Lot	RR	CHE	Parking Lot
LUP091	2210-11-1201-02	McGregor, Kelsey - Leary Builders	RA	RR	SEL	Accessory Building
LUP092	2411-06-3302	Pahl Ent-Attitude / Experience	SIGN	RR	HAN	SIGN
LUP093	2411-B-1101	Holloway, Margaret	SOLAR	R1	BOO	Roof Mount Solar Install
LUP094	2311-26-3102	Morosini, Kenneth - J-Crete Concrets	RA	RR	ANT	Accessory Building
LUP095	2412-01-4112	Roop, Pamela	ND	R1	WEX	New Dwelling
LUP096	2410-24-4301	Zawacki, David - Joel Pitsch Homes	ND	RR	GRE	New Dwelling
LUP097	2411-LG1-035	Pester, Steven - Renew it Group, LLC	Deck	R1	HAN	Deck
LUP098	2210-11-2204	Gainer, Mitchell & Shelley - Stieg Imp.	RAD	RR	SEL	Residential Addition & Deck
LUP099	2412-WP-17	Kern, Gary-NACS	ND	R1	WEX	New Dwelling
LUP100	2311-14-2102	Dunning, Rick	RA	R1	ANT	Storage Building
LUP101	2110-STAC-13	Beregszaszy, Julius	RA	R1	CHE	Accessory Building
LUP102	2110-14-1102	Fuller, Kevin - Midwest Steel Carports	RA	RR	CHE	Accessory Building
LUP103	2211-33-3318	Miller, Darin	ND/Gar	RR	BOO	New Dwelling - Att. Gar
LUP104	2311-04-4105	Ex, Anne - DC Construction	Garage	RR	ANT	Pole Building garage
LUP105	2312-10-1406	Totzkay, Natalie	Acc Bld.	R1	SPR	Attach to Garage
LUP106	2410-06-1202	Strickland, Anita	RA	RR	GRE	Accessory Building
LUP107	2411-LG2-230	Gordon, Kenneth - Pahl's Country Store	RA	R1	HAN	Accessory Building
LUP108	2110-16-4301	Huver, Joe and Sindy	RA	RR	CHE	Accessory Building

ND = New Dwelling

RAD = Residential Addition

RA = Residential Accessory

Master Plan

Life is busy for everyone as we try to get back on schedule in the semi-post Covid world. Planner Grobbel is running behind and expects to get the final chapter(s) to WJPC this week yet. If all goes well in the WJPC office we can get the 'draft' master Plan to the PC membership via email in advance of the next meeting in an attempt to stay on track with the timeline below.

-an estimated timeline for Master Plan adoption looks something like this – updated July 23, 2021

July 26th, 2021: 'draft' Master Plan presented to WJPC (for approval) digitally prior to August 23, 2021 meeting. WJPC to forward a recommendation requesting legislative permission to distribute

July 28th – 30th, 2021: 'draft' Master Plan mailed to all participating Townships with letter requesting permission to distribute / lack of response indicates approval to distribute on September 17th, 2021.

September 17th, 2021: 'draft' Master Plan distributed to notice group (63-day comment period begins)

December 27th, 2021: WJPC hold Master Plan public hearing (perhaps December 20th to avoid holiday week) [November 15th meeting will NOT meet 63-day comment period]

January 5th – 7th, 2022: Present Master Plan (with letter) to legislative bodies for review and **APPROVAL**

March 1st, 2022 – final date for legislative response

Training

Staff is beginning to assemble the required 'grant' documentation to submit to the Michigan Township Participating Plan for education funding. The application will be submitted this fall with a maximum award of \$1200. **IF** awarded – the amount will be reimbursed after submitting copies of invoices, checks, and photos of project.

Office / Staff

Historical Land Use Permit activity at a glance –

YEAR	PERMITS ISSUED	As of July 31st
2017	123	76
2018	165	105
2019	125	69
2020	129	66
2021	-0-	108

Short-Term Rentals

No news other than to say municipal outreach to their legislative representatives has brought final votes to a grinding halt.

Robert A. Hall