

Wexford	Hanover	Greenwood	Liberty
Springville	Antioch	Collax 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, July 22, 2019

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: Dave Schroeder, Chairman (Hanover)
Paul Osborne, Vice Chairman (Antioch)
Beverly Monroe (Secretary) (Liberty)
Donna Taylor (Treasurer) (South Branch)
Richard Harvey (Boon)
Cliff Redes (Selma)
Clyde Kastl (Springville)

Members Absent: Ronald Bates (Slagle)
Marty Dahlstrom (Cherry Grove)
Shelly Bigelow (Greenwood)
Dave Williams (Wexford)

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

B. Matters pertaining to citizens present at the meeting, in the following order:(advertised public hearings, persons requested to attend, other public participation for this agenda)

Chair recognized eight (8) members of the public present collectively from Greenwood or Springville townships.

1. ~~Other public comment participation for items on this agenda~~ – Comments included a well under construction and standing water. Referral to Wexford County Commissioners was made by Mr. Townsend noting the next meeting in August on the 1st Wednesday of the month. Mr. Garbrecht offered comment on the Amendment regarding Accessory Buildings. Mr. Hall noted discussion on that Amendment was pursuant to a future WJPC Meeting.

Noted by Mr. Hall, the Agenda document is amended as above for future reference.

2. Public Hearing (published July 6, 2019)
 - a. Wexford Joint Zoning Ordinance - Article 98
 - (1) The chair shall declare the Public Hearing open – Mr. Schroeder declared the Public Hearing open
 - (2) The chair shall state the purpose of the public hearing – The purpose of the Public hearing was summarized as: “The current ordinance requires a unanimous decision by all eleven (11) townships. We are looking to amend the voting language to requiring a simple majority (including the affected township) in favor in order to pass”
See provided document
(ordinance_amending_joint_zoning_ordinance__02588579x9ed46_attyfinal)

AND

“the amendment of the Wexford Joint Planning Ordinance Partner Agreement between WJPC and the participating townships”

See provided document

(ordinance_amending_joint_planning_commission_ord_and_agreement__02588571x9ed46_att
yfinal)

(3) The chair shall allow for public comment – Mr. Schroeder opened the floor for public comment

(4) The chair shall close the public hearing - Mr. Schroeder declared the Public Hearing closed

C. **Housekeeping Business**

1. Consent Business

a. Approval of June 24, 2019 meeting minutes - Motion to approve Meeting Minutes as presented made by Paul Osborne, seconded by Cliff Redes and approved unanimously

b. Approval of Commission's expense report (pay the bills)

(1) July 2019 Bills - Motion to pay bills totaling \$8479.31 INCLUDING WJPC quarterly pay, mileage, and Recording Secretary fees made by Cliff Redes, seconded by Paul Osborne and approved unanimously

2. Treasurer's Budget Report – **Donna Taylor** - Motion to accept the Treasurer's Budget Report made by Richard Harvey, seconded by Paul Osborne and approved unanimously

3. Planning and Zoning Report – **Robert Hall** - (see submitted Staff Report) – Mr. Hall pointed out the fundamental change to the Agenda document going forward. Update on Mud Bog court case. Ruled in our favor, puts the client on notice, and needs a permit going forward – being contested in Circuit Court by defendant. There are currently two (2) upcoming ZBA cases planned for Wednesday, July 24, 2019. Training available August 27 – topics include: Composting, drones, tree ordinances, tiny houses. On upcoming Agenda – Manton Pines (Liberty township) seeking Special Use Permit for future outdoor events. Campground on 55 – Mr. Hall & Mr. Townsend are working on it.

D. **Unfinished Business** (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. Report from each member of the Commission on the segment of the respective participating municipality they represent for the past month.

Neither Selma nor Hanover townships had meetings in July
Liberty township completed the marijuana “opt-out” process

2. Master Plan direction / discussion - Mr. Hall reported the Master Plan workings will resume after the Zoning Ordinance amendment process is completed – essentially pushing a fall focus on the Master Plan (see submitted Staff report)

E. **New Business** (other business and communications).

1. Proposed Zoning Ordinance amendment

a. Discussion / Recommendation (to adopt or not adopt) to participating municipalities

2. Ordinance and Agreement

a. Recommendation to participating municipalities

Motion by Beverly Monroe to adopt the participating municipalities Proposed Zoning Ordinance Amendment (Item #1) & Ordinance and Agreement (Item #2) as presented, seconded by Paul Osborne and voted by roll call:

Dave Schroeder, Chairman (Hanover) - YES

Paul Osborne, Vice Chairman (Antioch) - YES

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Beverly Monroe (Secretary) (Liberty) - YES
Donna Taylor (Treasurer) (South Branch) - YES
Richard Harvey (Boon) - YES
Cliff Redes (Selma) - YES
Clyde Kastl (Springville) - YES

F. **Public comment Participation for Items not on this Agenda** – None offered

G. **Adjournment** – Motion to adjourn by Richard Harvey, seconded by Paul Osborne, approved unanimously and adjourned at 7:13pm.

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

Respectfully submitted:

Beverly Monroe, (elected) Secretary