

Wexford Joint Planning Commission

1/2 Cherry Grove Township 4830 E. M-55

Cadillac, Michigan 49601

(231)775-1138x6

planningandzoning@wexfordjpc.org | www.wexfordjpc.org

DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, July 27, 2020

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)
 Bev **Monroe** (Secretary) (Liberty)
 Donna **Taylor** (Treasurer) (South Branch)
 Richard **Harvey** (Boon)
 Marty **Dahlstrom** (Cherry Grove)
 Shelly **Bigelow** (Greenwood)
 Clyde **Kastl** (Springville)
 Dave **Williams** (Wexford)

Members Absent:

Paul **Osborne**, Vice Chairman (Antioch)
 Cliff **Redes** (Selma)
 Ronald **Bates** (Slagle)

Others Present:

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

B. Matters pertaining to citizens present at the meeting, in the following order: Chair recognized fourteen (14) members of the public present (see attached Visitor Sign-In)

1. Bill Oliver, Oliver Brothers, LLC and W3T, LLC - Conditional Rezoning Request

a. The Chair shall declare the public hearing open – Chair declared the hearing open at 633pm

b. Presentation of proposed conditional rezoning - staff report - See the following:
 ([aa-pcpacket-2110-14-4101_2110-12-4102_2110-mpk-234-conditionalrezonepcpacket](#))

Mr. Hall reminded the Commission that the purpose of the hearing was to consider conditional rezoning for a specific purpose. The three (3) parcels are currently zoned as resort/resort/residential. The applicant is requesting conditional rezoning of the parcels to commercial for future sites of storage units, a two (2) story strip center, and a professional building for trades offices. The applicant has submitted a "conceptual" site plan. Should the Commission approve the conditional rezoning, the applicant will come again before the WJPC with specific site plans. Noted that the WJPC can impose time constraints and pointed out the Memo from Chris Grobbel and comments from the Master Plan that would support the redesignation of the three (3) parcels.

c. Presentation of proposed conditional rezoning – applicant

Don Hamilton, a planner working with the applicant parties, voiced his professional support of the applicants request to conditionally rezone the parcels. Rob Munger, the potential purchaser of the properties was also present.

d. The Chair shall allow for public comment –

Public comments were offered by the following:

Kathy Adams, Cherry Grove – has LMSA been contacted regarding sewer needs? Does not feel that the specificity is present in the “conceptual plans” for the impact to residents and the time frame.

Rob Munger – currently there is a 10,000ft pole barn on the property. He noted that without proper permits and permissions he cannot build and currently is requesting conditional rezoning only.

Mr. Hall – This is for the purpose of conditional rezoning for specific purposes – not an approval of proposed actual site plan. Mr. Hall also referenced an email received from a citizen whose concerns were traffic, safety and MDOT notification and involvement.

Lynn Nixon, Cherry Grove – the Cherry Grove approved the “conceptual” plan based on LMSA approving sewer availability and needs

The Chairman asked the applicant if the site plan that will be forthcoming, upon approval of conditional rezoning, will be inclusive of the three (3) parcels or just the first phase. Mr. Munger confirmed that the first phase site plans, consisting of storage units, will be provided initially.

e. The Chair shall close the public hearing - Chair declared the public hearing closed at 718pm

2. Planning Commission deliberations and recommendation regarding Conditional Rezoning Proposal Discussion amongst the WJPC members reviewed the conditional rezoning language, and the applicant’s data provided. Motion to accept the proposed uses for conditional rezoning as presented by the applicant from residential/resort/resort to commercial within a ten (10) year total timeframe for the completion of the project as detailed out on page 5 of the Staff Report recommendation made by Marty Dahlstrom and seconded by Dave Williams. Questions from Richard Harvey regarding a surety bond. Noted that can be encompassed as part of the specific site plan. The motion was passed unanimously.

3. WJPC - Public Hearing

a. The Chair shall declare the public hearing open - Chair declared the hearing open at 726pm

b. Presentation of proposed zoning ordinance language - staff/chair

See the following:

[\(accessory_bldg-staff_language.v1-06242019\)](#)

Mr. Hall reviewed the above listed document asking the Commission to consider more than the language in the proposed Accessory Building proposal – consider repercussions, resources, impact

c. The Chair shall allow for public comment

Public comments were offered by the following:

Kim Manuel, Hanover – stated appreciation for the leniency in the documentation presented – maybe more leniency in height and square footage – requesting to consider the areas designated as rural, forest and agricultural not be subject to height, square footage and placement restrictions

Jack Prebay – expressed concerns about placement of his shed

Brett & Jean Johnson – Menden, Michigan – owns Lot 17 in Forest View in Springville Township and supports the accessory building language proposal without the primary residence restriction
Terry Garber – restrictions for accessory buildings needs to be adhered to by district designations – in rural areas, no problems except the wording “nothing in the front yard”
Jackie E, Cherry Grove - she is looking to buy property to store “toys” for a custom garage. She is in favor of expanding the requirement regarding the 800sq ft living space.

d. The Chair shall close the public hearing - Chair declared the public hearing closed at 718pm

4. Planning Commission deliberations and recommendation regarding Accessory Building /Structure Language

Discussion amongst the Commissioners present including the review of “Comments to proposed changed to the Ordinance” document distributed by Beverly Monroe. Other factors considered: acreage minimum, future district redesignation, Assessor vs Zoning Administrator functions.

The Chair recommended the next meeting of the WJPC be a line item review of the Accessory Building Ordinance language under New Business to allow all commissioners present.

C. **Public Comment** – No public comments were offered.

D. **Housekeeping Business**

1. **Consent Business**

a. Approval of June 22, 2020 Minutes - Motion to approve Meeting Minutes made by Marty Dahlstrom, seconded by Richard Harvey, and approved unanimously.

b. Approval of July 13, 2020 Special Meeting Minutes - Motion to approve Meeting Minutes made by Dave Williams, seconded by Beverly Monroe, and approved unanimously.

c. Approval of Commission's expense report (pay the bills) - Motion to pay bills totaling \$3241.89 made by Richard Harvey, seconded by Donna Taylor and approved unanimously

2. **Treasurer’s Budget Report – Donna Taylor** – Motion to accept Treasurers Budget Report made by Marty Dahlstrom, seconded by Dave Williams - and approved unanimously.

See the following:

[\(072020-bills-support_docs\)](#)

Comments from the Treasurer – The new budget starts next month, August

3. **Planning & Zoning Report – Robert Hall** –

See the following:

[\(072020-staffreport\)](#)

Mr. Hall reported the following – keeping up with walk-ins, permit activity is on par with last year, pushing to get townships further involvement in the accessory building ordinance language.

E. **Unfinished business and 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 progress [online survey, (zoning plan), next steps, re-write]

Looking forward to deep dive in the Master Plan, Cherry Grove Event center is closed, maybe utilize the new government center in Mesick to maintain appropriate physical distancing,

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

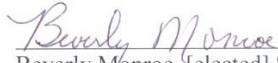
1. Training video presentation (recommend omission due to time constraints)
Omitted due to time constraints.

G. **Public Comment** – None offered.

H. **Adjournment** – Motion to adjourn by Richard Harvey, seconded by Dave Williams, approved unanimously, and adjourned at 821pm.

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

Respectfully submitted:


Beverly Monroe, [elected] Secretary

Beverly Monroe, (elected) Secretary