

# **Wexford Joint Planning Commission**

4830 E. M – 55 Highway

Cadillac, Michigan 49601

231-775-1138 x 6

planningandzoning@wexfordjpc.org

www.wexfordjpc.org

#### **JULY / AUGUST 2021 STAFF REPORT**

#### **Planning and Zoning**

<u>Greenwood Township Withdrawal Update</u> – Zoning Administrator Hall attended the public hearing conducted by Greenwood Township regarding their withdrawal from the Wexford Joint Planning Commission on Thursday, July 22<sup>nd</sup>, 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 30<sup>th</sup>, 2022.
- There was <u>NO DECISION</u> 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 4<sup>th</sup>, 2021 at 7:00 pm [changed from August 3<sup>rd</sup> 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 4<sup>th</sup>, 2021
- Asst. ZA Townsend briefly attended the August 4<sup>th</sup> regular meeting of the Greenwood Township Board as discussion continued regarding their withdrawal from the WJPC – there was ne decision made except to continue the conversation at their regularly scheduled September meeting

### **ACTION ITEM**

In compliance with the Ordinance and Agreement, Section 4.a, any joint master plan shall be subject to review and approval by the legislative bodies of the participating municipalities – the FIRST step is also to receive their APPROVAL to distribute the plan (as required) to the group that was originally required to be noticed when we began.

\* Staff would like direction to distribute the Master Plan draft to the participating municipalities (with any finishing touches) requesting legislative authorization to distribute to the notice group.

The WJPC office has received a majority response from the participating municipalities regarding the administrative site plan review process zoning ordinance language. The 60 days will expire on September 15<sup>th</sup> at which time it is expected to be published and given an effective date. The zoning ordinance will be amended / updated accordingly.

The WJPC staff has received an application for a special use and it is being scheduled for your September 27<sup>th</sup> meeting – complete packets should be out in the mail to you by 17<sup>th</sup> of September.

Cherry Grove and the WJPC audit will commence on September 15th, 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	hoponis, 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	воо	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	2110-3140-13	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	2311-04-4103	Totzkay, Natalie	Acc Bld.	R1	SPR	Attach to Garage
LUP105	2410-06-1202	Strickland, Anita	RA	RR	GRE	Accessory Building
LUP107	2410-00-1202 2411-LG2-230	Gordon, Kenneth - Pahl's Country Store	RA	R1	HAN	Accessory Building
LUP107	2110-16-4301	Huver, Joe and Sindy	RA	RR	CHE	Accessory Building
LUPIUO	2110-10-4301	naver, Joe and Sindy	NA	NN	CHE	Accessory building
LUP109	2411-LG3-349	Steger, Kiel	ND	R1	HAN	New Modular Home
LUP110	2110-BCE-09	Hunt, Brian	ND	R1	CHE	New Dwelling
SUP-2021-05	2412-18-1201	Stewart, Kevin	SLUP	RR	WEX	Special Use Permit
LUP111	2311-08-1104	Shelton, Jesse	RA	R1	ANT	Accessory Building
LUP112	2112-29-2401	Crum, Leanna - Little Valley Homes	ND	RR	SOU	New Dwelling
LUP113	2311-36-4102	Smith, Larry - Power Home Solar	Solar	RR	ANT	Solar Panels stand alone
LUP114	2110-AP-018	Pietrzak, Jon - Parcell Const.	RAD	R2	CHE	Residential Addition
LUP115	2110-28-2201-02	Buenting, Bradley - Parcell Const.	ND	RR	CHE	New Dwelling
LUP116	2212-04-1204	Childs, Jon	ND	RR	SLA	New Dwelling
LUP117	2410-09-1403	Ward, Meghan	RA	MPR	GRE	Accessory Building
N/A	N/A	Paul, Thelma	N/A	N/A	GRE	FOIA REQUEST
LUP118	2312-15-4403	Matthysse, Jeffrey	RA	RR	SPR	Accessory building
LUP119	2412-05-1201-04	Kopchick, Michael and Kimberly	ND	RR	WEX	New Dwelling and Accessory
LUP120	2210-18-3303-01	Bier, Kevin	RA	RR	SEL	Accessory Building
LUP121	2210-17-4202	McDonald, Susan Paul - Mikes Country	ND	RR	SEL	New Dwelling
LUP122	2411-07-1114	Lance, Mary Jo	RAD	R1	HAN	Residential Addition
LUP123	2210-BB34007	Hoekzema, John - Orshal Const.	DEMO/ND	R2	SEL	DFMO - Ruild New Dwelling
LUP124	2410-33-4402	Nowicki, Ryan	RA	RR	GRE	Residential Acc.
LUP125	2311-18-4101	Clark, Arlene	OTHER	RR	ANT	Private Privy
LUF 123	2311-10-4101	Clark, Allelie	JIILK	MN	ANI	Fillvate Fillvy

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 eek 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.

<sup>\*</sup> Final chapters were received and integrated into the 'draft' master Plan by Asst. ZA Townsend – linked in an email to all PC members on Wednesday, August 18<sup>th</sup>, 2021 @ 3:26 pm.

-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 17<sup>th</sup>, 2021.

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

December 27<sup>th</sup>, 2021: WJPC hold Master Plan public hearing (perhaps December 20<sup>th</sup> to avoid holiday week) [November 15<sup>th</sup> 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 1<sup>st</sup>, 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*		

<sup>\*</sup> now at 129 as of August 20, 2021

### **Short-Term Rentals**

No news other than to say municipal outreach to their legislative representatives has brought final votes in Lansing to a grinding halt. Many communities are being reactive by enacting emergency (police power) licensing and registration ordinances.

Mud Bog – will continue conversation with Cherry Grove Township

For your review,

Polit A. Hall