



Wexford Joint Zoning Board of Appeals

1/2 Cherry Grove Township

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Cadillac, Michigan 49601-9332

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Agenda

Time, date: 6pm, Wednesday, August 28, 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, roll call of the panel to hear the case, and Pledge of Allegiance.
- B. Approval of Minutes for May 22, 2019
- C. Set / Amend Agenda
- D. Public Comment ~~participation for items on this agenda (not including matters related to any public hearing on this agenda)~~
- E. Matters pertaining to citizens present at the meeting, in the following order:
 1. Advertised Public hearing: (Carlson Variance Request / Case # ZBA-2019-05)
Cherry Grove Township - Ron Vaughan
 - a. The Chair shall declare the public hearing open
 - b. Planning and Zoning Administrator - Staff Presentation
 - c. Applicant Presentation
 - d. The Chair shall allow public comment
 - e. The Chair shall declare the public hearing closed
 2. Zoning Board of Appeals [Deliberations / Findings / Conclusions ZBA-2019-05]
The Zoning Board of Appeals may ask additional 'fact-finding' questions of the applicant, staff, or members of the public.
 3. Advertised Public hearing: (Bandeem Variance Request / Case # ZBA-2019-06)
Selma Township - Carol Perrin
 - a. The Chair shall declare the public hearing open
 - b. Planning and Zoning Administrator - Staff Presentation
 - c. Applicant Presentation
 - d. The Chair shall allow public comment
 - e. The Chair shall declare the public hearing closed

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4. Zoning Board of Appeals [Deliberations / Findings / Conclusions ZBA-2019-06]
The Zoning Board of Appeals may ask additional ‘fact-finding’ questions of the applicant, staff, or members of the public.

- G. Unfinished Business and Reports (items considered here are taken up in the same order as established by the Appeals Board to fix a priority for consideration and work done in the planning office).
(see attached proposed language)
 1. Discussion regarding Accessory Building placement on parcels / lots.
 - A. Discussion regarding Zoning Districts, Lot sizes, setbacks
 - B. Discussion regarding R-1 and R-2 (not waterfront)
 - C. Discussion regarding R-1 and R-2 (waterfront)

- H. Public Comment ~~participation for items not on this agenda.~~¹

- I. Report / Comments from each member of the ZBA regarding their respective participating municipality

- J. Adjournment.

[August 27, 2019 (12:26pm); \\svr12\users\bhall\My Documents\DeskTop DOCUMENTS\WP\Meetings-ZBA\08282019 AGENDA ZBA.wpd]

125.3605 Decision as final: appeal to circuit court.

Sec. 605. The decision of the zoning board of appeals shall be final. A party aggrieved by the decision may appeal to the circuit court for the county in which the property is located as provided under section 606.

125.3606 Circuit court; review; duties.

Sec. 606. (1) Any party aggrieved by a decision of the zoning board of appeals may appeal to the circuit court for the county in which the property is located. The circuit court shall review the record and decision to ensure that the decision meets all of the following requirements:

(a) *Complies with the constitution and laws of the state.*

(b) *Is based upon proper procedure.*

(c) *Is supported by competent, material, and substantial evidence on the record.*

(d) *Represents the reasonable exercise of discretion granted by law to the zoning board of appeals.*

(2) If the court finds the record inadequate to make the review required by this section or finds that additional material evidence exists that with good reason was not presented, the court shall order further proceedings on conditions that the court considers proper. The zoning board of appeals may modify its findings and decision as a result of the new proceedings or may affirm the original decision. The supplementary record and decision shall be filed with the court. The court may affirm, reverse, or modify the decision.

(3) An appeal from a decision of a zoning board of appeals shall be filed within whichever of the following deadlines comes first:

(a) Thirty days after the zoning board of appeals issues its decision in writing signed by the chairperson, if there is a chairperson, or signed by the members of the zoning board of appeals, if there is no chairperson.

(b) Twenty-one days after the zoning board of appeals approves the minutes of its decision.

(4) The court may affirm, reverse, or modify the decision of the zoning board of appeals. The court may make other orders as justice requires.

¹See footnote number 1. This public comment is to bring up items not on the agenda, and thus at the end of the meeting.