

Wexford Joint Planning Commission

% Cherry Grove Township
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Proposed Minutes

Time, date: 6:30pm, Monday, Sept. 24, 2018

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, and Pledge of Allegiance: President Dave Schroeder called the meeting to order at 6:32 pm

Members Present: Dave Williams, Marty Dahlstrom, Donna Taylor, Treasurer, Ron Bates, Bev Monroe, Secretary, Paul Osbourne, Vice President, Dave Schroeder, President and Cliff Redes.

Absent: Erica Szegda, Richard Harvey, Thelma Paul

Others present: Bob Hall, Planning/Zoning Administrator; Ben Townsend; Assistant Planning/Zoning Administrator, Marli Wendel, Recording Secretary

B. Matters pertaining to citizens present at the meeting, in the following order: Dave made comments that a thank you goes everyone who participated in the Master Plan meetings.

Members in audience can speak now. None

1. Other public participation for items on this agenda.

C. Housekeeping business.

1. Consent Business.

a. Approval of August 27, 2018, meeting minutes: Motion by Cliff and second by Dave to accept the minutes as corrected. Motion passed

b. Approval of Commission's expense report (pay the bills): Donna has bills to be paid in the amount of \$ 4302.98. Motion by Dave and second by Bev to pay the bills. Motion passed.

2. Treasurer's budget report – Donna Taylor reported that township money was in 2017 budget now put in 2018. Selma is late in paying. \$1816 in license and permits was brought in.

Motion by Marty and second by Bev to approve the treasurer's report. Motion passed.

3. Planning and Zoning Report – Robert Hall: We have \$1500 in publishing fees and only \$1000 in budget and some of this is paid by applicants. Should we change budget and

line items? Final audit should be good. Master Plan meetings went well and report should be in the next two weeks. Maybe reach out to public again to give them another chance. Maybe reach out to some of the schools in the area. Announced that we have surpassed the number of land use permits than what we collected all last year. Suggests that the public look on line about the comments on the Master Plan meetings. Dave made comments about the three meetings he went to that the Ordinance was too long and use of colors could be sedated. Bev commented that attendees seemed to agree that they did not want their surroundings to change much over the next 5 to 20 years. Bob will send out Master Plan notes and will send out to commission and put on website.

Dave brought up blight and junk that all meetings brought up that blight was a problem. Bob said that this can be attacked by having municipalities fund it. Blight is required to be part of the Master Plan. Dave talked with Hanover Township which does not have funds or enforcement for it. Discussion on blight will happen before Master Plan is finished.

D. 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 of-fice).

1. Report from each member of the Commission on the segment of the respective participating municipality they represent for the past month.

Marty from Cherry Grove said some township officials question about rezoning and about conditional zoning. Townships has approved the rezoning recommendations ordinance. All eleven townships have to approve any application.

2. Review supplemental staff report / materials regarding conditional rezoning request [staff]. Bob made a correction that applicant has to participate in public hearing and that has already been done in August. Site plan is complete. Conditional rezoning the attorney approved that it has been complete. This commission is making a recommendation and all has to be documented to the ordinance. Discussion on applicant to change from rural residential to commercial on Lake Mitchell and his site plan.

The Wexford Joint Planning Commission reviewed the memo from planner Grobbel dated February 12, 2018 and agreed that the Wexford Joint Master Plan language does lend a great deal of support for conditional rezoning in parts E and F of the plan. Additionally, the Wexford Joint Planning Commission relied upon Article 98, Section 9802.E of the zoning ordinance for guidance in determining whether the proposed rezoning amendment was appropriate and found compliance with 9802.E.2.a.(1). The Wexford Joint Planning Commission recommends to the participating municipalities of: Antioch, Boon, Cherry Grove, Greenwood, Hanover, Liberty, Selma, Slagle, South Branch, Springville, and Wexford, that the conditional rezoning (resulting in a map amendment) of parcels 2210-36-1202 and 2210-36-2101 located in Selma Township, Wexford County, Michigan be approved.

Motion by Bev and second by Cliff that we approve the conditional rezoning and send recommendations for approval to the townships based upon the rezoning applicant meets all requirements and the planner of record says it also meets the conditions of the Master Plan for rezoning and that the legal counsel found that the contract associated with the conditional rezoning is suitable. Discussion and motion passed.

Motion by Bev and second by Dave to continue at the next meeting on the site plan because the

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current site plan does not give sufficient answers on pollution concerns and water run off as well as wordage about footage is west or east, etc. Motion passed.

E. New business (other business and communications) Dave brought up having adhoc committees should be formed for further discussion that should be done and not at the monthly meetings. These adhoc committees can discuss and meet and make recommendation to the entire board meeting. Bob and Dave will make a list of issues that need some more information and details to bring to the board.

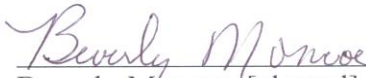
F. Public participation for items not on this agenda. Mike Mix mentioned that he was mechanical engineer and having a fuel leak is very uncommon. Comments on site plan and minutes should be printed because most people are not online.

G. Adjournment.

Motion by Dave and second by Bev to adjourn at 8:10 pm. Motion passed.

Prepared by Marli Wendel, recording secretary, for Secretary

Respectfully submitted:


Beverly Monroe, [elected] Secretary