



Wexford Joint Planning Commission

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SEPTEMBER 2019 Staff Report

Court Update:

The filing deadline was extended by two weeks (by stipulation) for the defendant to September 24th, 2019. IF the defendant files on time, our (legal) response will be due by October 15th, 2019. At that point - we wait to have the court set a hearing date.

Planning and Zoning / Training:

Master Planning Process Workshop - Paul LeBlanc, AICP, of PLB Planning Group will be instructing this workshop

Leelanau County - October 14, 2019 [5:00 pm to 8:30 pm]

Cost: \$40.00

ZBA

The Zoning Board of Appeals conducted two dimensional variance cases on Wednesday, August 28, 2019. The effected Townships were Cherry Grove and Selma. Staff presented the draft ordinance language (regarding accessory buildings / structures) to the ZBA for input to be transmitted to the planning commission. The ZBA engaged in lengthy discussion and the minutes read as:

“Discussion ensued regarding defining language proportionally, if a non-conforming property, utilities placement, setbacks and gradient height, undevelopable greenspace, distance from road, visibility, topographical considerations, “larger the lot, more leeway”

MAXIMUM ACCESSORY BUILDING SIZE	
0.5 % of parcel size or 1,000 square feet whichever is greater	

MAXIMUM ACCESSORY BUILDING HEIGHT	
Building Size	Maximum Building Height
Less than 673 square feet	16 feet
673 to 1,104 square feet	18 feet
1,105 square feet and over	24 feet

SAMPLE CHART FOR ACCESSORY BUILDINGS

ACCESSORY BUILDING SIDE AND REAR YARD SETBACKS	
Building Size	Minimum Building Setback
Less than 673 square feet	10 feet
673 to 1,104 square feet	15 feet
1,105 square feet and over	25 feet

Our current language is a “one size fits all”, applicable to all zoning districts and lot sizes

Master Plan

Task:

1. Did each **commission member** provide the names and contact information for not less than three (3) neighbors / friends [phone, address, email (as much contact information as possible)]
2. Did each commission member attend their September Board meetings **and have EACH board member** provide the name and contact information for not less than three (3) neighbors / friends [phone, address, email (as much contact information as possible)]
3. A public input session will be conducted at the regular meeting of the WJPC on October 28th, 2019

Zoning Ordinance Amendment

All eleven WJPC Townships responded with signed certificates of adoption, with the last being on September 11, 2019. The information has been transmitted to the attorney for publication not later than September 26, 2019. The amendment will become effective 8 days ‘after’ publication.

Respectfully submitted,

Robert (Bob) Hall
Planning and Zoning Administrator

LAND USE PERMIT ACTIVITY

Permit	Parcel #	Applicant Information	Use Type	Zone	Twp.	Comments
LUP86	2410-04-2401-01	Arlt, Jim	AG	RR	GRE	Ag. Building / Barn
LUP87	2410-36-2101	Osborne, Catherine - Sunroom Fact.	RAD	RR	GRE	Residential Addition
LUP88	2410-23-3301	Bigelow, Shelly	RAD	RR	GRE	AG Barn Addition
LUP89	2210-24-4301	Reinhardt, Angela	RAD	RR	SEL	Residential Addition
LUP90	2212-20-4306	Sawyer, Dennis	SOLAR	RR	SLA	Solar Array
LUP91	2210-19-4101-01	McBrian, Steve	RAD	RR	SEL	Residential Addition
LUP92	2311-14-1402 B	Naquin-Greeley, Torrey	ND	RR	ANT	New Dwelling
LUP93	2411-LG4-358	Woodward, Michael	ND	R1	HAN	New Dwelling
LUP94	2410-26-1101	Vandercook, Kim	Solar	FC	GRE	Solar Array
LUP95	2409-26-2201	Shintani, Greg	SOLAR	RR	LIB	Solar Array
LUP96	2411-33-1401	Fuscone, Louis	RA	RR	HAN	Residential Acc. Building
LUP97	2312-10-1105	Moorhead, Christopher and Suzanne	SOLAR	RR	SPR	Solar Array
LUP98	2311-15-3101	Richards, Jeffery	RA Add.	RR	ANT	Addition to Barn