



Wexford Joint Planning Commission Staff Report – September 2020

Planning and Zoning

This brief report comes amid an executive order that prohibits indoor gatherings of more than 10 non-family related persons ---- that includes US! What better time to ‘practice’ the ability to gather and communicate virtually – thanks to our recording Secretary, Heather O’Connor.

See the bottom half of page #2 for pending legislation that (if passed) would allow us to meet virtually at any time.

Land Use Permit Activity

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|-------|-----------------|--|----------|----|-----|------------------------------|
| LUP65 | 2411-03-2201 | Korson, Isaiah | ND | RR | HAN | New Dwelling |
| LUP66 | 2110-17-2102 | Clough, Brent | RAD | RR | CHE | Residential Addition |
| LUP67 | 2410-03-2304 | Ciavattone, Alan | ND | RR | GRE | New Dwelling |
| LUP68 | 2211-26-1203 | VanNortrick, Brian | ND | RR | BOO | New Dwelling |
| LUP69 | 2110-22-4301 | Ritzema - Orshal Construction | RA | RR | CHE | Residential Accessory Build. |
| LUP70 | 2412-35-1402 | Greenwood Township | CAD | RR | GRE | Roof Over ADA Ramp |
| LUP71 | 2312-34-4301 | Shappee, Karla | RA | RR | SPR | Roof Over Deck |
| LUP72 | 2210-JFG-10 | Kiley, Tom and Katherine - Sebring Bldr. | RAD | R2 | SEL | Residential Addition |
| LUP73 | 2412-19-3102 | Waldron, Anthony and Lucinda | RAD | RR | WEX | Residential Addition |
| LUP74 | 2312-19-1103 | Bridget, Todd | RA | R1 | SPR | Residential Accessory Build. |
| LUP75 | 2212-21-3201 | Hethorn, Kristina | RA | RR | SLA | Residential Accessory Build. |
| LUP76 | 2210-PL-033 | Collins, Jim | RA | R1 | SEL | Residential Accessory Build. |
| LUP77 | 2210-13-1105 | Danford, Casey - Dolphin Pools | RA | RR | SEL | Pool |
| LUP78 | 2210-21-3302 | Slavik, June | RA | RR | SEL | Residential Accessory Build. |
| LUP79 | 2412-11-3301-02 | Abraham, Keneth | RA | RR | WEX | Residential Accessory Build. |
| LUP80 | 2210-02-4102-04 | Bismack, Drew | Deck | RR | SEL | Deck |
| LUP81 | 2110-28-4102 | Paulson, Kerry - DC Const. | RA | RR | CHE | Residential Accessory Build. |
| LUP82 | 2110-02-3303 | Doyle, Scott | RA | RR | CHE | Accessory Addition |
| LUP83 | 2210-02-3101 | Sisson, Mark | RA | RR | SEL | Accessory Addition |
| LUP84 | 2210-WS-09 | Snider - Vanderschlucht | RAD | R2 | SEL | Residential Addition |
| LUP85 | 2110-18-2203 | Hawkins, Lee | OTHER | RR | CHE | Wood Burner Install |
| LUP86 | 2211-36-3202 | Schinke, Kenneth | OTHER | RR | BOO | Roof Mount Solar Array |
| LUP87 | 2312-15-1109 | Payne, Susan | RA | RR | SPR | Attached Accessory Building |
| LUP88 | 2212-10-1101 | Krantz, Steve | ND | RR | SLA | New Dwelling |
| LUP89 | 2311-MW-05 | Carrigan, Arthur and Troy | RA | R1 | ANT | Residential Accessory Build. |
| LUP90 | 2412-04-1112 | Carrigan, Troy | RA-OTHER | RR | WEX | Res. Acc. Build and Deck |
| LUP91 | 2110-CGE-11 | Heys, James | RA | R1 | CHE | Residential Accessory Build. |
| LUP92 | 2410-24-2302 | Truesdale, Roberta | ND | RR | GRE | New Dwelling |
| LUP93 | 2412-23-2301 | Luby, Don | ND | RR | WEX | New Dwelling |
| LUP94 | 2311-08-1109 | Harris, Bradley | ND | RR | ANT | New Dwelling and Garage |
| LUP95 | 2411-04-2305 | Alvarez, Ana -Costanza Homes | RA | RR | HAN | Residential Accessory Build. |
| LUP96 | 2411-07-4102-02 | Steed, Jason and Tina -Eastwood Homes | ND | RR | HAN | New Dwelling |
| LUP97 | 2210-01-3306 | Salladay, Stephen | RAD | RR | SEL | Residential Addition |
| LUP98 | 2412-15-1202 | Fox, Thomas | RAD | RR | WEX | Res. Add. /Demo / Acc. |

Training

The recordings of training videos (that staff registered for through MTA) have become available. I would like to share them with the WJPC in the future – this would practically fulfil EVERYONES training obligation.

NEWS:

Legislation: Open Meetings Act changes proposed to allow for virtual meetings

[HB 6207](#) (2020) would amend the Open Meetings Act, [Amend sec. 3 of 1976 PA 267 ([MCL 15.263](#)) & adds sec. 3a] to allow for meetings to be held electronically by telephonic or video conferencing in compliance with the Act. An electronic meeting would require 2-way communication so that members of the public body and members of the public can hear and be heard. “A physical place is not required for an electronic meeting, and members of a public body and members of the public participating electronically in a meeting that is held in a physical place are to be considered present and in attendance at the meeting for all purposes (3.a (3))” Local units of government with an internet presence are subject to several requirements, including making the agenda of the electronic meeting available on a website at least 2 hours before the meeting begins.” The bill was introduced on 9/15/20 and referred to the Committee on Government Operations.

Legislation: Sand and gravel mining, proposed zoning preemption moves forward

[SB 431](#) would amend the Michigan Zoning Enabling Act [Amends sec. 205 of 2006 PA 110 ([MCL 125.3205](#))] to: “Prohibit a local unit of government from preventing, prohibiting, or denying a permit, approval, or other authorization for the mining of natural resources if the natural resources were valuable and very serious consequences would not result from the extraction of the natural resources. Provide that a person who sought to extract natural resources by mining could meet the requirements above by submitting to a local unit of government a plan for the proposed extraction that met certain requirements. Provide that, if an applicant had made a prima facie case that the requirements were met, the burden of proof would shift to the party challenging or opposing the proposed mining activity. Describe certain limitations on a local unit of government's regulation of a mining operation. Specify that a permit or other authorization issued by a local unit of government to extract natural resources by mining would be valid until mining operations, including reclamation, were completed.” Source: [Senate Fiscal Agency Bill Analysis SB 431 and 849](#) (6-24-20).

The bill was approved by the Committee on Natural Resources (on 9/23/20) and referred to committee of the whole with substitute (S-6). This legislation is TIE BAR with [SB 0849 \(2020\)](#) Amends sec. 32723 of 1994 PA 451 ([MCL 324.32723](#)) adds sec. 1708. The [Michigan Townships Association](#), and [Michigan Municipal League](#) oppose this bill.

Respectfully submitted,



Planning and Zoning Director