

Planning and zoning by the Wexford Joint Planning Commission

## Wexford Joint Planning Commission

% Cherry Grove Township 4830 E. M-55

Cadillac, Michigan 49601

(231)775-1138x6

planningandzoning@wexfordjpc.org | [www.wexfordjpc.org](http://www.wexfordjpc.org)

### DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, September 23, 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@630pm, Pledge of Allegiance, Roll Call

*Members Present:* Dave Schroeder, Chairman (Hanover)  
Paul Osborne, Vice Chairman (Antioch)  
Beverly Monroe (Secretary) (Liberty)  
Donna Taylor (Treasurer) (South Branch)  
Ronald Bates (Slagle)  
Shelly Bigelow (Greenwood)  
Clyde Kastl (Springville)  
Cliff Redes (Selma)  
Marty Dahlstrom (Cherry Grove)  
Dave Williams (Wexford)

*Members Absent:* Richard Harvey (Boon)

*Others Present:* Robert Hall, Zoning & Planning Administrator  
Ben Townsend, Assistant Zoning Administrator  
Heather O'Connor, Recording Secretary

#### B. Matters pertaining to citizens present at the meeting, in the following order: Chair recognized four (4) members of the public present (see attached Visitor Sign-In)

##### 1. Special Use Request – Manton Pines Campground

##### Public Hearing #1: [SLUP-2019-01]

The Chair will declare such a public hearing open and state its purpose.

Chair declared Public Hearing open

a. **Planning and Zoning Administrator: Staff – Presentation** (see [manton\\_pines\\_slup\\_and\\_staff\\_report](#)) by Mr Ben Townsend

b. **Petitioner / Proponent: Manton Pines** – Presentation by Ms. Natalie Maynard

A. Public participation related to the subject matter of this public hearing – Two (2) members of the public provided positive support for the Special use Request + one (1) letter provided by Manton City Clerk, noting support for Special use Request.

The Chair will declare such a public hearing closed - Chair declared Public Hearing Closed

**B. Site Plan Review [Manton Pines] - Findings, Conclusions, and Decision** – noting Manton Pines has transferred from Private/Religious to Public concerns expressed: traffic, noise, entrance, egress, outdoor lighting, parking, onsite EMT, security.

A motion to approve the Site Plan as presented made by Cliff Redes, seconded by Marty Dahlstrom and passed with a 9 to 1 vote in favor



**C. Special Use [Manton Pines] - Findings and Conclusions** - Concerns expressed: traffic, noise, entrance, egress, outdoor lighting, parking, onsite EMT, security. Two members of the panel expressed concern for campground with commercial housing and event center going from religious center to public/commercial without review/approval.

A motion to approve the Special Use Permit as presented (inclusive of max noise level of 70dB, 1100-midnight for events, if near a neighboring property – a fence shall be erected, Security onsite for event, EMT onsite for event – should event participation exceed 2340 people) made by Cliff Redes, seconded by Ronald Bates.

Paul Osbourne amended the motion to paraphrase the same standards as applied to the Hoxeyville Music festival Special Use Permit, the amendment was seconded by Marty Dahlstrom and entire motion passed unanimously.

C. **Public Comment** – Ms. Natalie Maynard offered her thank you to the Board for approving the Special Use Permit for Manton Pines

D. **Housekeeping Business**

1. **Consent Business**

a. Approval of August 26, 2019 meeting minutes - Motion to approve Meeting Minutes as presented made by Paul Osbourne, seconded by Shelly Bigelow and approved unanimously

b. Approval of Commission's expense report (pay the bills)

(1) September 2019 Bills - Motion to pay bills totaling \$3400.35 made by Marty Dahlstrom, seconded by Paul Osbourne and approved unanimously

2. **Treasurer's Budget Report – Donna Taylor** - Motion to accept the Treasurer's Budget Report noting some township membership fees have not yet been paid made by Paul Osbourne, seconded by Cliff Redes and approved unanimously

3. **Planning & Zoning Report – Robert Hall** – See attached file (092019\_staff\_report). Three (3) terms expire in December. Mid October is the next hearing for the ongoing court case. Master Plan Workshop is October 14. ZBA held two (2) hearings in August. All eleven (11) townships responded in support of revision of voting language to simple majority INCLUDING affected township.

E. **Unfinished Business** (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 office):

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

Discussion regarding fees for townships and the foreseeing of increase/decrease over time

2. **Master Plan**

a. Contact List from each PC member and participating municipality – get data to Bob Hall

b. Staff / Planner - organization and publication – Will post across venues to garner participation

F. **New Business** (other business and communications).

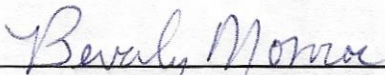
1. WJPC audit completed – Report not yet received – from feedback by auditor, all appears to be in balance

G. **Public comment** – None offered

H. **Adjournment** – Motion to adjourn by Paul Osbourne, seconded by Donna Taylor, approved unanimously and adjourned at 8:08pm.

Prepared by Heather A. O'Connor, Recording Secretary, for Secretary

Respectfully submitted:

  
Beverly Monroe, (elected) Secretary