

Wexford	Hanover	Greenwood	Liberty
Springville	Antioch	Collax no zoning	Cedar Creek zoned
Slagle	Boon	Selma	Haring zoned
South Branch	Henderson no zoning	Cherry Grove	Clam Lake zoned

■ Planning and zoning by the Wexford Joint Planning Commission

Wexford Joint Planning Commission

1/0 Cherry Grove Township 4830 E. M-55

Cadillac, Michigan 49601

(231)775-1138x6

planningandzoning@wexfordjpc.org | www.wexfordjpc.org

DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, September 28, 2020

Meeting location: Zoom Virtual Conference Room Provided by River Bridge Technology, Inc

Details: <https://us02web.zoom.us/j/4220001116> or dial in 312.626.6799 ID#4220001116#

A. Call to Order@630pm, Pledge of Allegiance, Roll Call

Members Present:

Dave **Schroeder**, Chairman (Hanover)
 Paul **Osborne**, Vice Chairman (Antioch)
 Bev **Monroe** (Secretary) (Liberty)
 Donna **Taylor** (Treasurer) (South Branch)
 Richard **Harvey** (Boon)
 Marty **Dahlstrom** (Cherry Grove)
 Shelly **Bigelow** (Greenwood)
 Dave **Williams** (Wexford)

Members Absent:

Cliff **Redes** (Selma)
 Ronald **Bates** (Slagle)
 Clyde **Kastl** (Springville)

Others Present:

Robert Hall, Zoning & Planning Administrator
 Heather O'Connor, Recording Secretary

B. Matters pertaining to citizens present at the meeting, in the following order: Chair noted zero members of the public present

Chris Grobbel – Grobbel Environmental & Planning Associates

a. Master Plan progress to date

Five sections including Demographics Chapters are complete

Moving forward with tasks: Economic Development, Transportation update & Streets update

b. The Future

Data gathering should involve a survey of sorts (multiple choices, open-ended) and posted on website, given to Township Supervisors for greater visibility & participation

Possibly break data gathering into phases – website survey, Bob & Ben road show, social media dissemination

Timetable possibly 60-90 days

C. Public Comment – No comments offered

D. **Housekeeping Business**

1. **Consent Business**

a. Approval of August 24, 2020 Minutes –

Correction to Minutes to include email from Beverly Monroe:

“...my concerns about smaller setbacks currently fall under the ZBA if a variance is needed where all of the factors are considered. This does not appear to be occurring very often as the ZBA has not met in quite awhile, s the 50 percent reduction proposal is unnecessary.”

Motion to approve Meeting Minutes as corrected made by Richard Harvey seconded by Marty Dahlstrom and approved unanimously.

b. Approval of Commission's expense report (pay the bills) - Motion to pay bills totaling **\$3031.50** made by Marty Dahlstrom seconded by Paul Osborne and approved unanimously
See the following: (092020-Bills-support docs)

2. **Treasurer's Budget Report – Donna Taylor** – Due to virtual meeting, September Meeting Report to be presented at next meeting.

3. **Planning & Zoning Report – Robert Hall** – (092020-staffreport) Mr. Hall presented a brief Report noting a lot of permits issued, Audit has been completed, legislation to modify the Open Meetings Act to include virtual meetings as an official forum, Sand and Gravel Mining legislation moving forward.

E. **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 office).

1. Accessory Building / Structure language review (continued from August 25th meeting)
See the following: (AccBldgStafffor09282020Mtg)

Notes from observances and suggestions/explanations from the Commission for next upcoming draft of Accessory Building language by line item: (comments/suggestions in red)

Lines 22-25:

22 D. Notwithstanding anything to the contrary contained in this section no parcel of land shall contain more
23 than one principal building or use and no accessory building or structure may be located on any parcel of land
24 which does not have a principal building or use already established or being established contemporaneously with
25 the accessory building or structure, **unless otherwise provided for in this Ordinance.**

Does this also pertain to or include storage buildings? Bob will ask the attorney

Lines 32-33:

32 B. An accessory building attached to the principal building of a parcel shall be made structurally a part
33 thereof, and shall comply in all respects with the requirements applicable to the principal building.

i.e. attached garage

Lines 38-40

38 D. No accessory building shall be more than two times the square feet 38 than the principal building and not
39 taller than the principal building unless it is an accessory building for an agriculture use, **unless otherwise**
40 **provided for in this Ordinance.**

Remove “and not taller than the principal building”

Lines 41-77

New Language for consideration

Lines 44-46

- 44 **1. An accessory building or structure, located in the side or rear yard, shall be permitted**
45 **up to a 50 (fifty) percent encroachment into the side or rear yard setback, if sidewalls**
46 **do not exceed 12' (feet) and the over-all height does not exceed 16' (feet).**

Refers to garage or pole barn as well as driveway access

Lines 47-50

- 47 **2. An accessory building or structure located in the front yard (not including any**
48 **waterfront yard) shall meet all applicable required yard setbacks, shall not exceed 16'**
49 **(feet) in height, and shall not exceed 1000 (one thousand) square feet in floor area,**
50 **and shall not be closer than 50' (fifty) feet to any front yard property line.**

Comments:

R1/R2 - any zoning which allows dwelling is Residential

Re: smaller lots with building in front yard; designated Scenic highways; consider subdivisions and deed/plat restrictions; lot size restrictions (acre or less?)

Sidewall height - (see sidewall for Lines 45-46 and apply here)

Lines 54-56

- 54 **F. A Storage building or structure proposed in the Rural Residential, Ag-Forest Production, or the**
55 **Forest Conservation District may be permitted prior to, and without necessity of a permitted principle**
56 **building, structure, or use being first established if all of the preceding and following standards are met:**

Have a structure without a residence?

Lines 57-58

- 57 **1. The subject parcel must be at least the size of the minimum parcel area required in the**
58 **zoning district.**

Change numbering with line 57 to #2

Add as #1: 1. Limit one structure permitted on a vacant parcel see line 22

(Notwithstanding anything to the contrary contained in this section no parcel of land shall contain....)

Lines 59-62

- 59 **2. An application along with a Medium Site Plan shall be presented for administrative**
60 **review by staff that demonstrates, in addition to the medium Site Plan requirements,**
61 **the location of a future well and septic; building envelope; buildable area; zoning**
62 **district setbacks; location of a future principle permitted building or structure.**

Change numbering in line 59 to #3

Suggestion:

To situate an accessory on otherwise vacant lot allows for future possible residence without blocking egress; keeps from absorbing parcel with vacant building - pole barn

Lines 63-65

63 **3. A Storage building or structure erected under this sub-subsection shall meet all of the**
64 **subject zoning district minimum setbacks required for a permitted principle use**
65 **without exception.**

Change numbering in line 63 to #4

Comment: if accessory building on vacant lot, must meet minimums

Lines 66-70

66 **4. A Storage building or structure proposed under this sub-subsection shall not exceed**
67 **the following dimensions:**
68 **a. Sidewalls: 16' (sixteen) feet**
69 **b. Floor Area: 1,200 (one-thousand and two hundred) square feet**
70 **c. Building Height: 22-1/2 (twenty-two and one half) feet**

Change numbering in line 66 to #5

Replace line 66 with language in lines 51-53:

“A Storage building or structure proposed under this sub-subsection may be constructed to the sizes and specifications as permitted in the respective zoning district.”

Strike lines 68-70

Line 71

71 **5. A Storage building or structure erected under this subsection shall enclose all other**

Change numbering in line 71 to #6

Line 77

77 **30 days for the purpose of moving or renovation projects. [recommended by ZA September 23, 2020]**

Change 30 days to 60 days

2. Additional meetings (as needed) – Mr. Hall suggested the links to the four webinars be made available for annual training. Recording Secretary offered use of River Bridge Technology Zoom Conference Room for virtual attendance for above mentioned webinars.

3. Training video – Discussion regarding a possible Zoom educational video

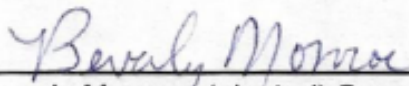
F. **New Business** (other business and communications). – No New Business offered.

G. **Public Comment** – No comments offered

H. **Adjournment** – Motion to adjourn by Paul Osborne seconded by Shelly Bigelow approved unanimously and adjourned at 8:42pm.

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

Respectfully submitted:



Beverly Monroe, (elected) Secretary