



Wexford Joint Planning Commission Staff Report – September 2020

Planning and Zoning

The conditional rezoning was ‘approved’ and published and is now in effect.

Staff has been working with the applicant regarding a site plan for the first phase of a multi-stage project. It is anticipated that this will be an agenda item for our November 16th 2020 meeting.

Land Use Permit Activity

LUP99	2312-07-1106	Gawron, Joan	RA	RR	SPR	Accessory Building
LUP100	2210-17-3301	McAfee, James	ND and RA	RR	SEL	New Dwelling and Garage
LUP101	2412-SH-05A	Crue, David	RA	R1	WEX	Residential Accessory Bldg.
LUP102	2411-04-2102-03	Korb, David - Runyan Const.	ND	RR	HAN	New Dwelling attached gar.
LUP103	2411-LG3-259	Burmania, Austin - Little Valley Homes	ND	R1	HAN	New Dwelling
LUP104	2210-04-3101	Carpenter, Jason	ND	RR	SEL	New Dwelling attached gar.
LUP105	2410-24-2301-02	Beimers, Brian - Tideybuilt Const.	RA	RR	GRE	Accessory Building
LUP106	2411-04-2313	Dimon, Brian - Wendel Const.	ND	RR	HAN	New Dwelling attached gar.
LUP107	2410-09-1403	Ward, Meghan - Pine Grove Homes	ND	MPR	GRE	New Dwelling + 2 porches
LUP108	2210-30-2301	Charnesky, Wade	RA	RR	SEL	Accessory Building
Site Plan 1		Munger, Robb - Vanguard Const.		COM	CHE	Stage One - Munger Project
LUP109	2110-05-4301	Dewey, Tim - Orshal Construction	RA	RR	CHE	Accessory Building

Accessory Building Language

The ‘FINAL’ version of the ‘proposed’ accessory building language is included this month and incorporates the changes discussed during the virtual regular meeting on September 28th. This language has been reviewed by our attorney – very few changes (upon legal recommendation) have been incorporated into this new proposed language. Changes were made in 1072.A regarding side / rear yard location and in

Court [mud bog]

WJPC and Cherry Grove Township filed a motion against the defendant to ‘show cause’ why they should not be held in contempt of court regarding the previous order of the District Court to NOT conduct mud bogs on a particular property. It was reported to staff (by the Cherry Grove Township Supervisor) on Saturday, September 5th, 2020 that a mud bog was being conducted at the subject property. The District Court judge entered an order that essentially stated that ‘she’ did not have the authority to enforce ‘her’ own court order.

Our attorney informed staff that we essentially have three options:

- Appeal ‘her’ order to the Circuit Court
- Issue another ticket (and begin the process all over again)
- Do nothing

After consulting with the attorney, **staff recommends ‘DO NOTHING’** at this time – **First**, although we have succeeded in determining that the defendant was operating a non-permitted use in violation of the zoning ordinance – the judge is reluctant to enforce ‘her’ own standing order. **Second**, a successful appeal to the Circuit Court would probably not yield much more than a warning from the District Court to not repeat the same offense, and would likely not offer any financial remuneration back to the WJPC. After consolidation of

ALL legal expenses associated with this enforcement effort, it is estimated that legal expenses will exceed \$20,000.00 (twenty-thousand) dollars.

Term Membership Expiration Dates

Antioch Township	Paul Osborne Vice Chair	3911 N. 15 Road Mesick, Mich. 49668-9757	(231)878-0108	paulo@acegroup.cc	Yes	January 1, 2018 to December 31, 2020
Boon Township	Richard Harvey	700 S 15 Road Harrietta, Mi 49638-9740	c(231)920-8000 h(231)389-2615	rhharv@gmail.com	Yes	January 1, 2018 to December 31, 2020
Cherry Grove Township	Marty Dahlstrom	9472 S. 33 Road Cadillac, Mich 49601-8955	(231) 878-1683	mzpdahl@gmail.com	Yes	January 1, 2018 to December 31, 2020

...and...

Hanover Township [David Schroeder] Term Expires December 2021 (early retirement?)

Any members interested in continuing to serve should solicit reappointment by their respective Township Supervisor for another three (3) year term.

PROPOSED: 2021 Meeting Dates

JANUARY 25th	FEBRUARY 22nd	MARCH 22nd	APRIL 26th
MAY 24th	JUNE 28th	JULY 26th	AUGUST 23rd
SEPTEMBER 27th	OCTOBER 25th	NOVEMBER 15th*	DECEMBER 20th*

*NOVEMBER 15th: avoids week of Thanksgiving (1 week early)

*DECEMBER 20th: avoids time between Christmas and News Years (1 week early)

Master Plan

The Planner of Record has started on a survey (with input from staff) that will focus on a ‘zoning plan’. It is our intention to engage the PC and all of the participating Township board members as well as making it available to the general public.

Respectfully submitted,

Planning and Zoning Director