



## Wexford Joint Planning Commission

4830 E. M – 55 Highway

Cadillac, Michigan 49601

231-775-1138 x 6

[planningandzoning@wexfordjpc.org](mailto:planningandzoning@wexfordjpc.org)

[www.wexfordjpc.org](http://www.wexfordjpc.org)

### OCTOBER 2022 STAFF REPORT

#### Ordinance Enforcement

**Update:** Staff will be pursuing enforcement action in court on behalf of Cherry Grove Township regarding the mud bog issue. The intent will be to obtain a compliance order wherein the court *retains jurisdiction* over the matter in case issues arise in the future.

#### ACTION REQUEST:

\*\* Staff is asking the WJPC to approve a resolution (very similar to that of last year) authorizing us to pursue grant funding within the confines of our established budget. \*\*

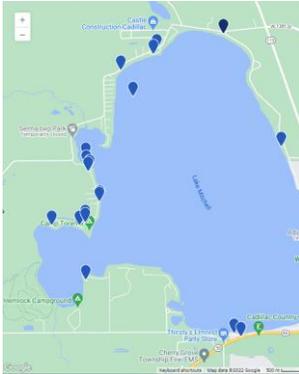
#### Topic of Concern -



HomeToGo Michigan | Vacation Rentals  
Find the Best Vacation Rentals in Michigan on HomeToGo



Short-Term Rentals – A quick internet search immediately yielded no fewer than 17 homes available specifying ‘Lake Mitchell’. The WJPC office gets many inquiries (especially from real estate companies) asking – “do you allow short-term rentals”? Of course, after the special use provisions are explained, including the fact that the owner must reside on the premises – the typical response is: “what about the others that are already doing it”?



***As the WJPC continues to grow, so too will the pressures on administration and enforcement of ‘zoning’ related issues. Housing affordability (in general), as well as the fact that northern Michigan (and the Cadillac area) are being touted nationwide as a travel destination will fuel this situation.***

***Keep in mind that the WJPC currently dedicates only 28 man-hours (resources) to the administration of our zoning ordinance.***

#### Master Plan

**Good News** - Map corrections have been received but still need to be reviewed and determined how to integrate into our ‘draft’ Master Plan. Discussions with the planner have determined that the best strategy moving forward would be to eliminate the single FLU map and replace it with individual Township FLU maps.

**Zoning Board of Appeals**

The ZBA conducted a public hearing regarding a dimensional variance request on August 24<sup>th</sup> that allowed the placement of a garage (on an undersized nonconforming lot of record) within the front-yard setback area. [Springville Township]

The Zoning Board of Appeals has another public hearing scheduled for October 26<sup>th</sup> regarding a dimensional variance request on a nonconforming lot of record. [Selma Township]

**Land Use Permit Activity** (since last report)

| Permit # | Parcel #        | Applicant Information                    | Use Type     | ZONE  | TWP | Zoning Comments                  |
|----------|-----------------|--|--------------|-------|-----|----------------------------------|
| 2022-108 | 2110-23-3301    | Weidner, Craig - CBS Solar               | Solar        | RR    | CHE | Solar Roof Mount                 |
| 2022-109 | 2409-CMH-28     | Stewart, Hannah                          | ND           | R1    | LIB | New Dwelling                     |
| 2022-110 | 2112-28-3101-02 | Ruetz, Joy - ETC Specialties             | ND           | RR    | SOU | New Dwelling                     |
| 2022-111 | 2412-24-1104    | Ensor, Charles                           | RA           | RR    | WEX | Residential Accessory            |
| 2022-112 | 2210-13-1101    | Caza, Charles - Sunrise Const.           | RAD          | RR    | SEL | Addition to Accessory Bldg       |
| 2022-113 | 2210-BR1-16     | Stone, Larry                             | ND           | R1    | SEL | Removal + Modular                |
| 2022-114 | 2110-18-2101    | Norris, Zachary - Clearwater Const.      | ND           | RR    | CHE | New Dwelling                     |
| 2022-115 | 2110-AP-167     | Clark, Leslie                            | RA           | R1    | CHE | Breezeway/Garage                 |
| 2022-116 | 2409-26-3104    | Lutke, Jayme - Lutke Welding             | COMM         | RR    | LIB | Commercial / Accessory           |
| 2022-117 | 2411-04-4401-03 | Pryor, Bryon                             | ND+RA        | RR    | HAN | ND and Residential Accessory     |
| 2022-118 | 2312-FP1-19     | Kowalski, Robert and Judi                | ZBA-22-03    | R1    | SPR | Dimensional Variance - Acc. Bldg |
| 2022-119 | 2112-07-2102    | Anderson, George                         | RA           | RR    | SOU | Residential Accessory            |
| 2022-120 | 2412-02-1202    | Freet, David and Veronica                | AG           | RR    | WEX | AG Building                      |
| 2022-121 | 2112-08-3402    | South Branch Twp - Goodrich, Lori        | COMM         | RR    | SOU | Twp. Hall Pavillion              |
| 2022-122 | 2210-AK-11A     | Kuyers, David                            | RA           | R2    | SEL | Accessory Building               |
| 2022-123 | 2210-17-3301-05 | Ketner, Kevin                            | ND and RA    | RR    | SEL | Accessory Building               |
| 2022-124 | 2312-05-1103    | Dewyer, Robert                           | ND           | RR    | SPR | ND w/ attached Garage            |
| 2022-125 | 2110-13-4304    | Johnson, Jacob                           | RA           | RR    | CHE | Accessory Building               |
| 2022-126 | 2311-16-3101    | Macy, Gary                               | RA           | RR    | ANT | Accessory Building               |
| 2022-127 | 2311-06-3102    | Maidens, Charlie - Squier Const.         | RA           | RR    | ANT | Accessory Building               |
| 2022-128 | 2312-04-4402    | Blach, Gregory                           | RA           | RR    | SPR | AG Building                      |
| 2022-129 | 2210-IS-02      | Griebe, Chris                            | ZBA-22-04    | R2    | SEL | New Dwelling/dimentional Var     |
| 2022-130 | 2312-29-4101-01 | Colclasure, Chrissy                      | ND and RA    | RR    | SPR | ND w/attached Acc. and Acc       |
| 2022-131 | 2311-08-1106    | Franklin, Roy - Greater North Services   | RA           | RR    | ANT | Garage attachment with breezew   |
| 2022-132 | 2211-36-4306    | Shattuck, Michael                        | ND           | RR    | BOO | New Dwelling                     |
| 2022-133 | 2312-06-1303    | Fraleigh, Rick                           | ND           | RR    | SPR | New Dwelling                     |
| 2022-134 | 2412-22-4402-03 | Zielinski, Ronald and Cassidi-Jave, Inc. | ND and RA    | RR    | WEX | New Dwelling and RA              |
| 2022-135 | 2210-08-4401    | Walsh, Shawn                             | ND           | RR/R1 | SEL | New Dwelling                     |
| 2022-136 | 2409-27-4306    | Humphrey, Jeff                           | RA addition  | RR    | LIB | Res. Accessory addition          |
| 2022-137 | 2412-14-1104    | Zofchak, Anthony - Deverman Bldg         | New Dwelling | RR    | WEX | New Dwelling (modular)           |
| 2022-138 | 2312-05-2102    | St. Laurant, Nicole - SISU Devlo         | RA           | RR    | SPR | Storage Building                 |
| 2022-139 | 2412-19-3304    | Whiteford, Trinidi                       | RA           | RR    | WEX | Accessory Building               |

**ND = New Dwelling      RAD = Residential Addition      RA = Residential Accessory**

For your review,



Planning and Zoning Director