

## Wexford Joint Planning Commission

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### DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, October 26, 2020

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, 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) – arrived 6:33pm

##### Members Absent:

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

##### Others Present:

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

B. **Matters pertaining to citizens present at the meeting, in the following order:** Chair recognized three (3) members of the public present (see attached Visitor Sign-In)

C. **Public Comment** – The following public comments were offered:

Terry Garbrecht (Greenwood) – why, when asked for input is it ignored? The September meeting was not listed as being virtual

Kim Manuel (Hanover) – Can the height be changed if a structure is 200ft from the road? Blight concerns are not addressed in F6 of the Proposed Accessory Building language; F1 states no more than one (1) structure per parcel

D. **Housekeeping Business**

1. **Consent Business**

- a. Approval of September 28, 2020 Minutes – Motion to approve Meeting Minutes as presented made by Paul Osborne seconded by Richard Harvey and approved unanimously.
- b. Approval of Commission's expense report (pay the bills) - Motion to pay bills totaling **\$8396.34\*** made by Paul Osborne seconded by Marty Dahlstrom and approved unanimously  
See the following: ([102020-bills-support\\_docs](#))  
\*total of \$8396.34 is inclusive of adding \$1886.84 from the last quarter of 2019 pay to current bills \$6509.50

2. **Treasurer's Budget Report – Donna Taylor** – Report includes August & September together. Reported that the breakdown of townships contributions is not included in the monthly report received by the Treasurer. Approval of Treasurer's Budget Report by motion from Richard Harvey, seconded by Paul Osborne and approved unanimously.

3. **Planning & Zoning Report – Robert Hall** – ([102020-staffreport](#)) – Mr. Hall responded to the public comment regarding meeting notice. The announcement was posted on the website, physically posted on the building address of record, as well as physically posted on the Wexford Road Commission building. In response to the addition in the bills – the pay for the last quarter of 2019 was missed for payment. This has been rectified.

Mud Bog issue – Mr. Hall requested recommendations for action to either sit on the issue or pursue further in Circuit Court. Terms expiring are Antioch (Paul Osborne), Boon (Richard Harvey), Cherry Grove (Marty Dahlstrom). The Chair noted that as the Judge did not enforce the order, inaction on the WJPC's part will greatly impact zoning and land use as well as set a precedent. In response a motion was presented by Beverly Monroe, seconded by Richard Harvey to pursue the case with a monetary cap of \$5000. Discussion regarding the cap amount followed with an amendment to the motion of increasing the cap to \$7500, made by Paul Osborne, seconded by Shelly Bigelow and passed 5-1 to allow the amendment to the original motion.

A roll call vote as amended for further legal action in Mud Bog issue involving the Circuit Court was passed as follows:

- Schroeder – Yay
- Osborne – Yay
- Monroe – Yay
- Taylor – Yay
- Harvey – Yay
- Dahlstrom - Nay

The Chairman officially tendered his resignation from the WJPC after four years of service. November will be his last meeting. There is a presumed replacement in mind for Hanover Township.

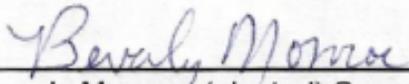
The planned vision meetings – now changed due to the new restrictions on gatherings, will be paused. Work on the survey is progressing and the Audit went well.

Schedule for 2021 was presented and Approval of proposed schedule by motion from Shelly Bigelow, seconded by Paul Osborne and approved unanimously.

- 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. FINAL – ‘Proposed’ Accessory Building / Structure language review (from July 27<sup>th</sup> Public hearing) Discussion surrounding the verbiage in Section F of “storage” vs “accessory” resulting in a motion by Marty Dahlstrom, seconded by Donna Taylor to amend the word accessory to “storage buildings/structures” and limit from one (1) to two (2) on a vacant lot; and was passed unanimously. Beverly Monroe presented a motion, seconded by Marty Dahlstrom to finalize the changes as suggested by the referenced vote and recommend the document to the townships for adoption, and approved unanimously.
- F. **New Business** (other business and communications). – No New Business offered.
- G. **Public Comment** – Ben Pearson, running unopposed for the Cherry Grove Supervisor; briefly introduced himself to the WJPC.  
Terry Garbrecht – what happens to the Accessory Building language if a township says no?
- H. **Adjournment** – Motion to adjourn by Richard Harvey seconded by Paul Osborne, approved unanimously and adjourned at 8:15pm.

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

Respectfully submitted:

  
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Beverly Monroe, (elected) Secretary