

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

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DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, October 28, 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)
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 twenty-nine (29) members of the public present (see attached Visitor Sign-In)

1. Master Plan Community Engagement Workshop

A. Chris Grobbel – moderator

Mr. Grobbel referenced the four (4) previous public meetings regarding the Master Plan and input from the townships. Questions & answers addressed were
What would you like to see MORE OF within respective communities?
What would you like to see LESS OF within respective communities?

2. Site Plan Review – Coyne, LLC [SPR-2019-01]

a. Planning & Zoning Administrator: Staff presentation

Mr. Hall presented the ([coyne-app-staffreport-supportdocs](#)) of the Coyne facility on M115 with the proposed accessory building for existing use as storage of trucks. The property is zoned commercial with no increased employees

b. Petitioner / Proponent: Coyne, LLC

Tim, the Engineer for Coyne presented the site plan ([coyne_final1908-098_site_plan_re-submittal_10-11-19](#)) noting the property lines, existing site and proposed accessory building location. Noted also the proposed building is in line with the existing building.

c. Planning Commission Findings & Decision

Noted by the panel was the standards for downward lighting that were not observed in the original building and that the downward lighting standard be observed.

C. Public Comment – Comments offered were:

How high is the water table on site? Building is 1201 above sea level and proposed building 1215 above sea level. Also the parking lot has a grass sandy swale behind it, proposed building is above that level. Motion to approve the site plan as presented was made by Richard Harvey, seconded by Marty Dahlstrom and approved unanimously.

D. Housekeeping Business

1. Consent Business

a. Approval of September 23, 2019 meeting minutes - Motion to approve Meeting Minutes as presented made by Paul Osborne seconded by Cliff Redes and approved unanimously

b. Approval of Commission's expense report (pay the bills) see ([102019_bills_support_docs](#))
(1) October 2019 Bills - Motion to pay bills totaling \$7890.68 made by Richard Harvey seconded by Paul Osborne and approved unanimously

2. Treasurer's Budget Report – Donna Taylor - Motion to accept the Treasurer's Budget Report made noting the need for a different activity report by Marty Dahlstrom, seconded by Cliff Redes and approved unanimously

3. Planning & Zoning Report – Robert Hall – See attached file ([102019_staff_report](#)).
Mr. Hall reported the budget is in preparation for presentation to the townships in February 2020. Decisions for what to leave in reserve. Training is available mid-November on "Defining Land Use for Townships" & Strategic planning for Townships" with speaker Steve Langworthy. Five (5) Panel members have expiring terms in December.

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.
November 18 meeting & December 16 meeting, note dates change.

F. New Business (other business and communications).

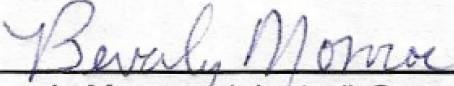
1. Notice of Intent to Plan (Master Plan) – Notice to be sent out by Mr. Hall
2. Staff to write "draft: introduction (Master Plan)"
3. Planner to coordinate text / content of Master Plan with Staff – Mr. Hall will bring written report from Planner, Chris Grobbel, incorporating data from previous meetings with forward direction
NOTED: WJPC formally to begin Master Plan Planning process with Notice to Plan to be sent out

G. Public Comment –

Greenwood Township resident raised concern regarding clay extraction operation on neighboring property causing higher water table for neighbors – property is zoned residential unoccupied

H. Adjournment – Motion to adjourn by Paul Osborne, seconded by Ronald Bates, approved unanimously and adjourned at 8:16pm.

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



Beverly Monroe, (elected) Secretary