



Wexford Joint Planning Commission

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NOVEMBER 2019 Staff Report

Court Update:

The 28th Circuit Court heard oral arguments regarding the Cherry Grove Township / Mud-Bogging case. Staff has not heard anything further regarding the opinion of the court.

Planning and Zoning / Training:

No pending training

ZBA

No recent cases

Master Plan

Staff recommends directing the planer of record to begin initial work on the Master Plan (including an on-line survey) and to coordinate the same through the office of record for the WJPC. The intent is to publish the link to the online survey on the website and through any other available media outlets.

Zoning Ordinance Amendment

Staff recommends that the planning commission take affirmative action regarding accessory building language - consider directing staff to finalize proposed ordinance language and to publish a public hearing for the regular meeting in January. Staff will prepare a 'draft' for review by the WJPC at the December meeting.

WJPC Term Expirations:

Selma Township	Cliff Redes	December 31, 2019
Slagle Township	Ronald Bates	December 31, 2019
Springville Township	Clyde Kastl	December 31, 2019
Wexford Township	Dave Williams	December 31, 2019
South Branch	Donna Taylor	December 31, 2019

Please - have copies of the minutes reappointing you or your successor for the next three years forwarded to staff!

Budget

Work has started on the budget - it should be able to reflect the completion of the Master Plan (planning consultant). The WJPC does need to address a 'reserve' amount in excess of the \$20,000 (twenty thousand) dollars permitted in the ordinance and agreement. [10K in Legal Defense Fund / 10K in Enterprise Fund].

At the end of fiscal 2019 our audit indicated that the WJPC has both of these funds at approximately 14% of our estimated budget, or at: \$12,400 (twelve thousand-four hundred) dollars each. It was mentioned by the auditor that we could place these as 'contingencies' in the budget to avoid having to ask to access these funds if needed in the future.

Respectfully submitted,

Robert (Bob) Hall
Planning and Zoning Administrator

LAND USE PERMIT ACTIVITY

Permit	Parcel #	Applicant Information	Use Type	Zone	Twp.	Comments
LUP119	2210-26-1104	Coyne, LLC	Com. Acc.	COMM	SEL	Commercial Acc. Building
LUP120	2210-23-3101	Moomey / American Tower	OTHER	RR	SEL	Comm. Tower Antenna
LUP121	2411-LG3-262	Draper / Deverman Bldg.	ND	R1	HAN	New dwelling - Modular