

Wexford Joint Planning Commission

4830 E. M – 55 Highway

Cadillac, Michigan 49601

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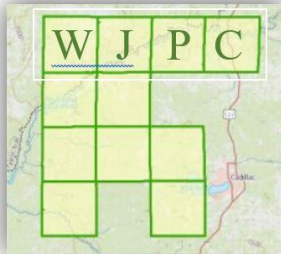
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NOVEMBER 2022 STAFF REPORT

Ordinance Enforcement

Update: Staff issued **MCI**'s on behalf of Cherry Grove Township related to the 'mud-bog' issues this past summer. A court hearing was promptly scheduled for Monday, November 21st at 10:30 in the District Court of Wexford County. The **MCI**'s were dismissed due to the individual that provided video evidence being unable to testify in court. It was determined that a subpoena in this type of case would not be appropriate



As the WJPC continues to grow, so too will the pressures on administration and enforcement of 'zoning' related issues. Among some of the more important concerns are defining and understanding our 'roles and responsibilities', communication, and effectively 'participating' as part of the community as a whole.

Are we utilizing our time and resources effectively?

Training opportunities that will focus on the above points are being pursued as a component of our risk management grant application through the Michigan Township Participating Plan (MTTP).

**** Action Item **** - Staff needs to be advised of tentative training dates somewhere from mid-April through May or very early June. Our Annual Meeting this year is scheduled for our April 24th. This date will **not** work for combined training.

Staff is researching the feasibility of implementing some form of permitting and code-compliance software. Currently we spend a great deal of time and energy on labor focused tasks that can be transferred to the permit applicants (property owners and contractors).

Master Plan (good news)

Individual Township FLU maps are being created by the planner. Once these are completed and accepted by staff, they will be integrated into the Master Plan 'draft'. They will then be sent to the Townships requesting permission to 'distribute' to the notice group. Once distribution is approved, copies will be sent out for the mandatory 63-day review period. The WJPC can schedule a public hearing any time after the expiration of the 63-day review period.

Zoning Board of Appeals

The ZBA conducted a public hearing regarding a dimensional variance request on October 26th that allowed the demolition and rebuilding of a new dwelling with attached garage (on an undersized nonconforming lot of record) slightly within the front-yard and side-yard setback areas – being ‘more’ in compliance with zoning ordinance standards. [Selma Township]

Land Use Permit Activity (since last report)

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
2022-140	2412-22-3301B	Thompsin, Kory and Christine	RA	RR	WEX	Storage Building
2022-ZTA	2110-12-4201	Cadillac Revival Center	Church	RES	CHE	Zoning Text Amendment
2022-141	2210-25-3302	Coon, Karen - Nichols Const.	RA	RR	SEL	Accessory Building
2022-142	2411-10-4102-02	Koval, Cindy	ND and RA	RR	HAN	New Dwelling w/attached Acc.
2022-143	2210-FW0202	Bird, Samuel and Mary	RAD	R2	SEL	Residential Addition
2022-144	2412-26-4405	Weaver, Katelyn	ND	RR	WEX	New Dwelling

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

**** Action Item ** - Staff is recommending: 1) An increase in the meeting wage of the recording secretary for the WJPC from \$50.00 to \$75.00 per meeting, and 2) payment of mileage in accordance with IRS prevailing rates as adjusted annually¹ – effective January 2023.**

For your review,



Planning and Zoning Director

¹ Recording Secretary is currently paid mileage for ZBA meetings but not for WJPC Planning meetings