

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, December 16, 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)
Shelly Bigelow (Greenwood)
Cliff Redes (Selma)
Richard Harvey (Boon)
Donna Taylor (Treasurer) (South Branch)
Ronald Bates (Slagle)
Dave Williams (Wexford)

Members Absent: Marty Dahlstrom (Cherry Grove)
Clyde Kastl (Springville)

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 five (5) members of the public present (see attached Visitor Sign-In)

C. **Public Comment** – Comments offered were:

Al Mohler - Digging has started at the clay pit site in Greenwood Township

D. Housekeeping Business

1. Consent Business

a. Approval of November 18, 2019 meeting minutes - Motion to approve Meeting Minutes as **corrected (page 2 Item D3 last name Schroeder changed to Williams)** made by Richard Harvey seconded by Cliff Redes and approved unanimously.

b. Approval of Commission's expense report (pay the bills) see (**122019-Bills Support Docs**)
December 2019 Bills - Motion to pay bills totaling \$6,185.84 (does not include 1 legal services bill – amount estimated approximately \$2,000.00 +/- made by Cliff Redes, seconded by Ronald Bates and approved unanimously

2. **Treasurer's Budget Report – Donna Taylor** – Balance on hand \$72,089.35. Motion to accept Treasurers Budget Report made by Paul Osborne, seconded by Richard Harvey and approved unanimously.

3. **Planning & Zoning Report – Robert Hall** – See attached file ([122019 Staff Report](#)). Mr. Hall presented information pertaining to the Clay Pit mining – status includes some grade testing & soil boring. The Road Commission is aware of the need for a Special use permit as well as Site Plan.


Legal expenses in Cherry Grove alone for action brought forward totals \$15,638.60 so far

Slagle Township has opted in for recreational marijuana – Mr. Hall spoke with Township Supervisor regarding zoning – there has been no publication as of yet from Slagle Township

- 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. Accessory Building / Structure Language – Mr Hall presented draft language available for the Commission. Discussion ensued for setting a public hearing for April 2020.
 2. Master Plan Progress – Review materials will be available in January – still on aggressive schedule – possibly schedule a Saturday morning meeting/workshop on Master Plan Amendment – the survey for the website to serve as a vehicle for community input is in progress.
 3. Selma, Slagle, South Branch, Springville, and Wexford WJPC Representatives – Please communicate with townships for renewal/replacement of expiring terms
 4. Budget – discussion regarding setting the budget inclusive of twenty percent (20%) to each Legal & Enterprise Funds as well as discussion with townships the agreement language Section 9G. Motion by Donna Taylor to accept the proposed budget of \$73,495.00 for 2020/2021 establishing Legal & Enterprise Funds shown as separate line items, each totaling \$14,700, seconded by Richard Harvey and approved unanimously.
- F. **New Business** (other business and communications).
 1. Training Video Presentation – Planners Moments Training video presented by Mr. Hall
- G. **Public Comment** – Mr. Terry Garbrecht requested status of clay mining (see Section C). He also noted the Accessory Building language in Greenwood Township did not include R1&R2. Noted difficulty in reading diagram colorations in shades of green. Mr. Al Mohler expresses concern regarding cutting of township funds as they relate to fees charged by WJPC
- H. **Adjournment** – Motion to adjourn by Richard Harvey, seconded by Cliff Redes, approved unanimously and adjourned at 8:34pm.

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

Respectfully submitted:



Beverly Monroe, (elected) Secretary