



Wexford Joint Planning Commission

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Cadillac, Michigan 49601

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231-775-1138 x 6

DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, December 18, 2023

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@631pm, Pledge of Allegiance, Roll Call

Members Present: (See Attendance Sheet)

Randy Brewer, Vice Chairman (Springville)
Beverly Monroe, Secretary (Liberty)
Richard Harvey (Boon)
Marty Dahlstrom (Cherry Grove)
Mike Woodward (Hanover)
Lori Wetherell (Selma)
Marli Wendel (Slagle)

Members Absent: Paul Osborne, Chairman (Antioch)
Donna Taylor, Treasurer (South Branch)
Vacant (Wexford)

Others Present: Robert Hall, Zoning Administrator
Ben Townsend, Assistant Zoning Administrator
Heather O'Connor, Recording Secretary

B. Set/Amend/Approve the Agenda: Motion to Approve the Agenda presented with addition of Robert Munger – invited speaker made by Richard Harvey, supported by Marli Wendel and passed via voice vote. See ([Agenda](#)).

C. Matters pertaining to citizens, in the following order:

1. **Robert Munger** – Invited Speaker Housing/Development/General Discussion – handout provided

D. Public Comment – The Chair recognized four (4) members of the public present. No comments offered.

E. Housekeeping Business

1. Consent Business

a. Approval of November 27, 2023 Minutes - Motion to Approve the November 27, 2023 Meeting Minutes as presented made by Marty Dahlstrom supported by Richard Harvey and passed via voice vote. See ([Proposed Minutes](#))

b. Approval of Commissions Expense Report (pay the bills for DECEMBER 2023) - Motion to pay December Bills (\$2052.97) made by Beverly Monroe, supported by Richard Harvey passed via voice vote. See ([Bills and Support Docs](#)).

2. Treasurer's Budget Report – Donna Taylor – Absent. See ([Bills and Support Docs](#))
3. Planning & Zoning Report – Robert Hall – See ([Staff Report](#)).

Participating Municipality Concern(s): Short Term Rentals

There is proposed Zoning ordinance amendment language to consider regarding short-term rentals attached to this report. Essentially, the new language does the following:

1. Removes regulation from the definitions of 'Cottage Industry for Short Term Rental of a Dwelling'
2. Adds 'specific' special use standards for the Short-Term Rental of a Dwelling as a Cottage Industry

AND

TRAINING

Training is being scheduled for our January 22nd, 2024 meeting by Planner Grobbel. The training will focus on the unique purposes of, and differences between, ZONING and POLICE POWER ordinances.

[Here is an article to get you started!](#)

F. Unfinished Business & 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. Ad-Hoc (COMMUNICATION REPORT) Boon Twp – Harvey – request Staff suggest & set up a date in January 2024 for work session with Cherry Grove
2. Ad-Hoc (JUNK & BLIGHT REPORT) Slagle Twp – Wendel – In the process of recruiting committee members – Village of Buckley & Hanover township in process of ordinance/enforcement of blight

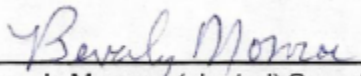
G. New Business –

1. Schedule 2024 Regular Meetings – Beverly Monroe recommended a resolution to have WJPC meetings continue on the 4th Monday of each month except May (3rd Monday) & December (3rd Monday), supported by Richard Harvey and approved via voice vote.
2. Bylaws Review – recommend take a section per meeting to review the Bylaws and add to Agenda moved by Marli Wendel, supported by Mike Woodward and approved unanimously.
3. Short Term Rental Zoning Ordinance amendment "draft" – Review of DRAFT.
Section 2 reference PRE – possibly remove i?
Section 2 reference iv – doesn't address owner vehicles/watercraft/ORVs? Vehicles or parking spots? Or as covered by township ordinance or police power?
Structure of sections & subsections

H. Public Comment – None offered

I. Adjournment – Motion to adjourn made by Marty Dahlstrom, supported and adjourned at 8:21pm.

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



Beverly Monroe, (elected) Secretary