



Wexford Joint Planning Commission

4830 E. M-55
Cadillac, Michigan 49601

(231)775-1138x6

www.wexfordjpc.org

Email: planningandzoning@wexfordjpc.org

DECEMBER 2019 Staff Report

Court Update:

The 28th Circuit Court sided with Cherry Grove Township **and** the WJPC in upholding the District Court opinion regarding the Mud-Bogging case. Any further legal action requires the defendant to file for 'leave-to-appeal' to the Michigan Court of Appeals and that deadline is December 27th 2019. **IF** we receive notice that he is appealing, then the WJPC will have a very limited time line in which to respond. Our failure to respond would be considered a default. Staff seeks WJPC guidance should we be notified that an appeal has been filed.

Planning and Zoning / Training:

MTA Annual Educational Conference takes place during the last week of April in 2020. Registration will be taking place in January and staff will be reviewing the selection of training opportunities available.

ZBA

No recent cases

Master Plan

The planer of record has begun work on the Master Plan (including an on-line survey) and expects to have a (partial) written document for review at your January 2020 meeting.

Zoning Ordinance Amendment

Staff has prepared 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

A 'draft' budget is ready for WJPC review (see attached). There is still the issue of 'how much is enough' to have in reserves for the WJPC to access. Unlike a Township, we do not necessarily anticipate any unscheduled / emergency expenses. section 9 or the ordinance and Agreement between the participating municipalities and the WJPC states a '**goal**' of 20% of an annual budget being retained in the Enterprise and Legal Defense Funds.

Respectfully submitted,

Robert (Bob) Hall
Planning and Zoning Administrator

LAND USE PERMIT ACTIVITY

Permit	Parcel #	Applicant Information	Use Type	Zone	Twp.	Comments
LUP122	2312-17-3447	Tanis, Larrie	RA	R1	SPR	Cement Pad - Future Acc.
LUP123	2312-07-1304	Valkema, Douglas	ND	R1	SPR	New Dwelling - Modular
LUP124	2210-11-1201-02	McGregor, Justin and Kelsey	RA	RR	SEL	Residential Accessory Bldg.
LUP125	2110-14-1301	Pullen, Judy	RAD	RR	CHE	Attached Res. Acc. Bldg.