



Wexford Joint Planning Commission Staff Report – DECEMBER 2020

Planning and Zoning [STAFF RECOMMENDATION – ANNUAL MEETING]

If the past year is any indication of the near future – **staff recommends conducting our February 22nd, 2021 REGULAR / ANNUAL meeting virtually.** Weather **WILL NOT** be a factor and this will allow **ALL** of our participating member Townships to be more fully involved. Even in the event that we could reasonably expect to meet in person, this meeting will allow an opportunity for the participating municipalities to be more involved without excuses.

The WJPC jurisdiction is probably the most accessible community in Michigan – especially in the area of ‘transparency’; one visit to our website www.wexfordjpc.org will substantiate this claim. We also should be credited with, and proud of achieving this on a shoestring budget.

BUDGET – a ‘proposed’ budget has been submitted for the 2021-2022 fiscal year for the operation of the Wexford Joint Planning Commission. Please note that it appears that (barring any special project / request from the WJPC) the budget is leveling off as projected last year. Please realize that \$25,212.00 was carried forward from our planning consultant line item (as noted in the 2019-2020 audit) into the 2021-2022 year but NOT reflected in the budget for completion of the Master Plan.

Land Use Permit Activity

| | | | | | | |
|-------------|-----------------|--|------------|-----|-----|--------------------------|
| LUP121 | 2110-09-4401 | Ingraham, Joe | Acc. Bldg. | RR | CHE | Accessory Building |
| LUP122 | 2311-35-1101 | Kern, Gary - North Amer. Cleaning | SIGN | AFP | ANT | Sign |
| LUP123 | 2412-27-4113 | Vaughan, Bradley | ND | RR | WEX | Old Dwelling, New Permit |
| LUP124 | 2409-27-3103 | Botrall, Nicholas - Mid-American Solar | Solar | RR | LIB | Solar Array on Roof |
| LUP125 | 2110-LWGN-01 | Oberhaus, Beth - Power Home Solar | Solar | R2 | CHE | Solar Array on Roof |
| LUP126 | 2210-14-1201-01 | Pleasant Lake Lodge - Tucker, Jeanine | RA | RR | SEL | Sunroom |
| ZBA-2020-01 | 2411-LG1-182 | Barodte, Deborah | DEMO-ND | R1 | HAN | DEMO-New Dwelling |

Accessory Building Language (ordinance adoption)

As of the date of this report, the WJPC office has received 5 Certificates of Adoption with at least 3 more anticipated before the end of December. This will provide the simple majority vote needed. If a majority vote is received it is expected to be published within the first two weeks of January 2021 and will take effect 8 days after publication.

Administrative Site Plan Review

Language is being reviewed (but not ready for the planning commission) that would spell out exactly what site plans (for permitted uses other than one- and two-family dwellings) could be reviewed and approved by staff. Keep in mind that any proposal will likely mirror that the exact same standards that the Planning Commission is required to use. In addition, there would probably be language that stipulates that a review decision would not become final until an agreement document was signed. If an applicant does not agree with any conditions imposed based upon these standards, then the review would revert to the planning commission at an additional cost. The final intent will be to avoid the possibility of an appeal of a site plan to the Zoning Board of Appeals.

Court [Mud Bog – Cherry Grove Township]

Upon the direction of the WJPC, a request for 'leave to appeal' was filed with the court – as of the date of this report there has been no response from the court. A financial update has been noted in the bills for December 2020

Term Membership Expiration Dates

Antioch – Boon – Cherry Grove: you need to submit a copy of the minutes whereby you were reappointed to the WJPC to serve a three -year term.

Master Plan

55 Surveys were mailed out to ALL WJPC elected officials and presented to PC members at our last in person meeting. As of the date of this report twenty-five surveys have been returned to the WJPC office.

The planning consultant is being invited to speak during our annual meeting regarding final steps and process required to complete the Master Plan.

Respectfully submitted,



Planning and Zoning Director