



## Wexford Joint Planning Commission

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### DECEMBER 2022 STAFF REPORT

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#### Zoning Ordinance Amendment Proposal | Public Hearing [**NOT a re-zoning**]<sup>1</sup>

The proposed zoning ordinance ‘text’ amendment is to add a ‘use’ to a zoning district only – it is **NOT** a rezoning that requires more scrutiny<sup>2</sup>. The primary question is:

Is this ‘use’ [Religious Organizations] an acceptable ‘special’ use most anywhere in any of the already established Resort Districts?

Section 12 – Cherry Grove Township  
Section 35 – Sable Township  
Section 6 – Antioch Township

Section 33 – Boon Township  
Sections 1 and 2 – South Branch Township

A brief review of the Resort District would permit (by special use) a PUD that could include convention facilities and major resort complexes ...

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The ZA met with Cadillac Community Development Director John Wallace and Developer Robb Munger on 12/09/2022. The items discussed focused on planning and zoning for creative residential, mixed use, PUD, and Site Condo (and other) development that veers away from the statistical norms and focuses on personally observable and documented trends.

We discussed questions such as minimum lots sizes, multi-family dwelling units (row-houses), and the required minimum square footage of a dwelling unit --- where did 800 square feet come from – form over function (form-based codes), other creative techniques that are actually an incentive versus a disincentive for community development.

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#### Master Plan [Future Land Use Maps]

FLU Maps have been corrected – performing a final review and working on incorporation into the Master Plan. Goal is to send to participating municipalities requesting permission to distribute (for the 63-day period) not later than the month of March / April.

#### Zoning Board of Appeals

The ZBA will conduct a public hearing regarding a dimensional variance request on December 28<sup>th</sup> at their next meeting. [Cherry Grove Township]

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<sup>1</sup> Article 98 – Wexford Joint Zoning Ordinance

<sup>2</sup> See Chapter F3 and F5 of the Wexford Joint Master Plan (formerly, the Wexford County Comprehensive Plan)

**Land Use Permit Activity** (since last report)

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
2022-145	2211-LP2-15	Stewart Daniel	ND and RA	R1	BOO	New Dwelling and RA
2022-146	2409-26-1102	Houck, Nickie - Bontrager Const.	AG	RR	LIB	AG Building
2022-147	2210-25-1101	Richert, Jim - TS Const.	RAD	RR	SEL	Residential Addition
2022-148	2312-13-3402	Mollosear, Steve - TS Const.	ND	RR	SPR	New Dwelling
ZBA-22-05	2110-10-1116	Funke, Patrick	ZBA-22-05	R2	CHE	Res Add./ Dimensional Var.
2022-149	2412-08-1102	Youker, Gary	ND	RR	WEX	Changing Garage to Home
2022-150	2110-11-4404	Wetherell, Joe	RA	RR	CHE	Accessory building
2022-151	2212-12-2202-02	McRobertts, Brian	RA	RR	SLA	Accessory Building
2022-152	2210-PL-052	Crippen, Nikki	FENCE	R1	SEL	FENCE

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

For your review,



Robert (Bob) Hall

Planning and Zoning Director