



WELCOME



Wexford Joint Planning Commission

2019 Annual Report

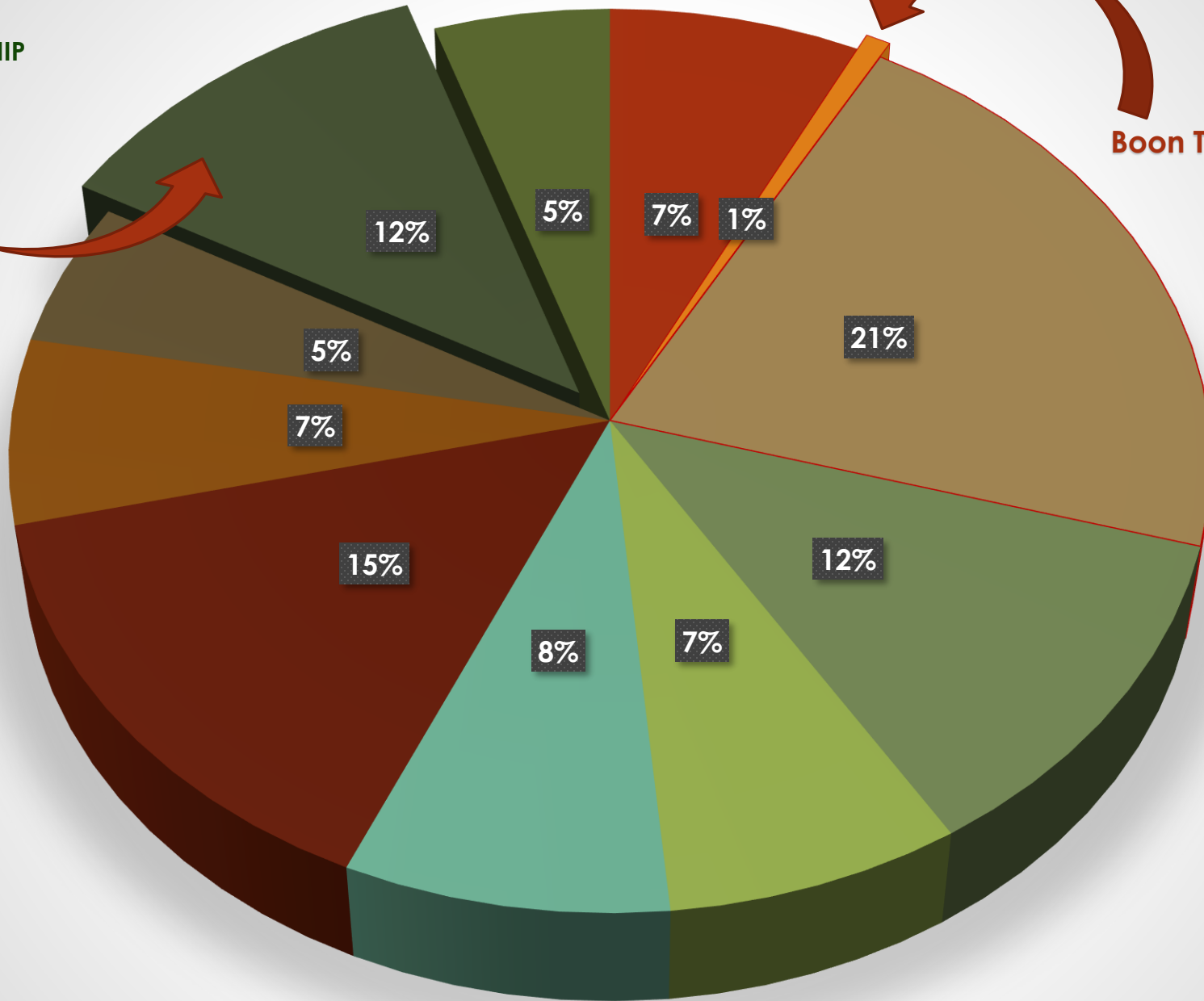
2020 – 2021 Budget Presentation

TOTAL PERMITS

GREENWOOD TOWNSHIP

Boon Township

TOTAL PERMITS	
ANT	10
BOO	1
CHE	29
GRE	16
HAN	10
LIB	11
SEL	20
SLA	9
SOU	7
SPR	16
WEX	7



- ANT
- BOO
- CHE
- GRE
- HAN
- LIB
- SEL
- SLA
- SOU
- SPR
- WEX



Past:

1. **Conditional Rezoning - amendment**
2. **Unanimous to Simple Majority
Voting Procedure – amendment**
(Ordinance and Agreement)
3. **Master Plan – Public Outreach**
(more to come – March 23rd meeting / zoning plan)
4. **Started Master Plan update**
(notices of intent mailed)

Present:

1. Accessory Building Language

(located on otherwise vacant property)

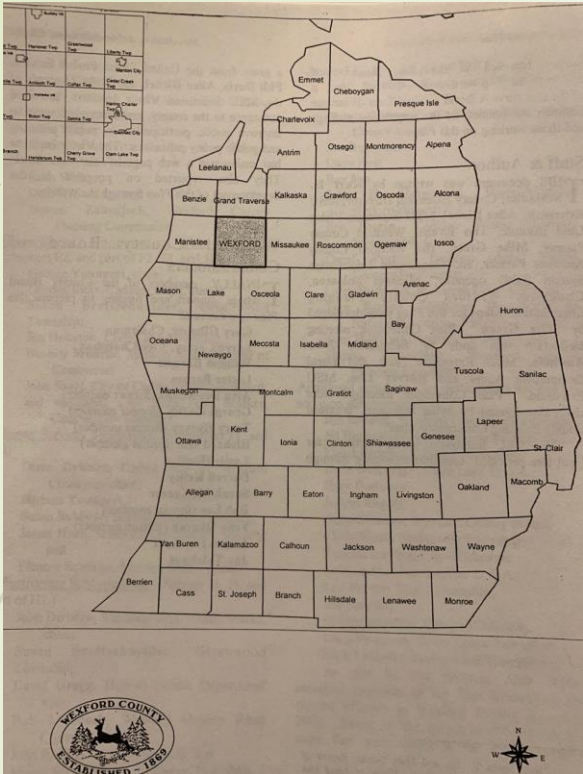
2. Master Plan Update *

*(new look / new layout)

3. WJPC – Budget and Finance

(Reserve / General Fund)





WJPC – Ordinance and Agreement

Created the **Wexford Joint Planning Commission**

Specifies that Planning and Zoning powers and duties of a planning commission under the Michigan Planning Enabling Act (2008 PA 33) and Michigan Zoning Enabling Act (2006 PA 110) are transferred to the Wexford Joint Planning Commission

- * **created a 'joint' Zoning Board of Appeals with one member from effected municipality**
- * **WJPC membership consists of one member from each participating municipality**
- * **provides for training hours / special skills exception**
- * **established annual report / meeting procedures for February***
- * **established budget calculations procedure**
- * **established two funds:**
 - a. **Joint Commission Fund: participating municipality deposits and WJPC expenses paid from here**
 - b. **Joint Commission Enterprise Fund: Zoning and other fees deposited to here**
- * **created procedure for joining the WJPC**
- * **created a procedure to withdraw from the WJPC**
- * **created a transition provision**
 - a. **prepare a new / or amend the master plan**
 - b. **prepare necessary amendments to the zoning ordinance**

BUDGET:

This proposal shows all WJPC 'cash-on-hand' as of the end of the 2018/2019 fiscal year and conforms closely to the Ordinance and Agreement suggesting a 20% reserve in both the Enterprise and Legal Defense Funds.

The 'proposed' WJPC budget indicates about a 12% decrease from the 2019/2020 fiscal year.

After this (fiscal) year – the WJPC should be able to maintain more of a steady maintenance budget if no special or mandated projects are brought forward.

WJPC 2020 / 2021 PROPOSED BUDGET

PROPOSED

WJPC FISCAL YEARS

20/21

19/20

18/19

WJPC FISCAL YEARS	20/21	19/20	18/19
800-800 – Bank Fees	\$50.00 ¹	\$50.00	\$50.00
705 – Meeting Per Diem / ALL	\$4620.00 ²	\$6500.00	\$6500.00
<i>Decrease of 29% - Master Plan / Extra Meetings</i>			
727 – Office Supplies / Postage	\$1500.00	\$1500.00	\$1000.00
727.01 – Administrative Fee / Fiduciary	\$2500.00	\$2500.00	\$2500.00
801 – Internet/WEB/office supplies	\$775.00 ³	\$775.00	\$500.00
801.01 – Audit	\$2650.00 ⁴	\$3000.00	\$800.00
<i>Slight decrease to reflect actual cost of services</i>			
827 – Contract w/ Planning and Zoning	\$15975.00 ⁵	\$18550.00	\$13500.00
<i>Decrease of 10% - Based on last years hours</i>			
827.01 – Recording Secretary	\$800.00	\$800.00	\$600.00
827.03 – Contract w/ Attorney	\$7500.00	\$5500.00	\$7500.00
<i>Fiscal 19/20 reduced and moved to planning – Master Plan</i>			
827.04 – Contract w/ Planner of Record	\$12500.00 ⁶	\$22500.00	\$9000.00
<i>Decrease of 45% / Post Master Planning Projects</i>			
827.05 – Contract w/ Asst. Zoning Administrator	\$9950.00 ⁷	\$10000.00	\$7800.00
860 – Mileage – ALL	\$4625.00	\$4625.00	\$4625.00
900 – Publishing	\$2000.00	\$3000.00	\$775.00
<i>Decrease of 33% / Post Master Planning</i>			
910 – Insurance	\$2750.00 ⁸	\$2672.00	\$2648.00
940 – Rent	\$2400.00	\$2400.00	\$2400.00
958 – Dues / Memberships	\$650.00	\$650.00	\$650.00
960 – Training / Conference / Education	\$2250.00	\$2250.00	\$1000.00
TOTALS 2020/2021 PROPOSED BUDGET:	\$73495.00	\$83775.00	\$58650.00
XXX – Legal Defense Fund [Not a Revenue / Not an Expense] 2020-2021			\$12858.00 ⁹
<i>Used for enforcement and defense ONLY [part of budget]</i>			
XXX – Enterprise Fund [Not a Revenue / Not an Expense] 2020-2021			\$12858.00 ¹⁰
<i>Used as reserve fund balance [part of budget]</i>			

¹ Omitted in original 'draft' budget presentation - \$50.00 subtracted from Line 827.05

² Does not anticipate any additional meetings in the fiscal year as in 18/19 and 19/20 budget for Master Plan

³ Added Internet/WEB/office supplies – reduced Line 827 by same amount of: \$775.00

⁴ Reflects actual 18/19 cost of audit

⁵ Reflects anticipated decrease in (extra allotted) hours by ZA

⁶ Retained substantial amount in planning for ZO follow up - Master Plan implementation

⁷ Subtracted \$50.00 to add Line 800 Bank fees of: \$50.00

⁸ Reflects actual calendar year 2020 insurance cost

⁹ Reduced from \$14,700.00

¹⁰ Reduced from \$14,700.00

Township Share –

\$50,000 STILL!

Last Year



	TV in participating municipality	Number of parcels in participating municipality	20% equal share	40% proportionate Taxable Value (TV)	40% proportionate number of parcels	TOTAL to be paid by each participating municipality
Antioch	\$24,123,237.00	799	\$909.09	\$1,143.39	\$1,385.95	\$3,438.43
Boon	\$17,695,535.00	657	\$909.09	\$838.73	\$1,139.64	\$2,887.46
Cherry Grove	\$106,201,182.00	2,003	\$909.09	\$5,033.71	\$3,474.41	\$9,417.22
Greenwood	\$22,374,232.00	626	\$909.09	\$1,060.49	\$1,085.86	\$3,055.45
Hanover	\$30,021,089.00	955	\$909.09	\$1,422.94	\$1,656.55	\$3,988.58
Liberty	\$22,161,342.00	748	\$909.09	\$1,050.40	\$1,297.48	\$3,256.98
Selma	\$80,284,953.00	1,833	\$909.09	\$3,805.34	\$3,179.53	\$7,893.96
Slagle	\$19,842,200.00	765	\$909.09	\$940.48	\$1,326.97	\$3,176.54
South Branch	\$23,244,097.00	779	\$909.09	\$1,101.72	\$1,351.26	\$3,362.07
Springville	\$39,265,727.00	1,321	\$909.09	\$1,861.11	\$2,291.41	\$5,061.62
Wexford	\$36,745,927.00	1,044	\$909.09	\$1,741.68	\$1,810.93	\$4,461.70

TOTAL to be paid by each participating municipality

\$3,449.31
\$2,845.96
\$9,707.57
\$3,108.57
\$3,361.60
\$3,331.45
\$8,216.28
\$3,174.03
\$3,412.26
\$4,811.23
\$4,581.74

fx =+(((\$C\$20*0.4)*\$F26/\$F\$45)

fx =+(((\$C\$20*0.4)*\$G28/\$G\$45)

BOON **6%** **< 1%**

GREENWOOD **6%** **11-1/2%**

\$421,959,521 11,530 \$10,000 \$20,000 \$20,000 \$50,000



Now What?

Zoning Ordinance

(Master Plan Implementation)



So ... you want to amend the zoning ORDINANCE ...

That will be **\$4,670.00*** please!

Who will write the language and create the maps? [**staff, planner, attorney?**]

Who will review the text / maps for consistency with the Master Plan? [**staff, planning commission, planner, attorney?**]

How many planning commission meetings will it take to accomplish the above?

1. [usually introduced at one meeting (**25%**), staff commits time for research and report.]
2. [second meeting results in staff report and PC discussion (**75%**)]
3. [staff directs professional work (planner / attorney) to write text / create maps for planning commission review]
4. [third meeting results in planning commission review / approval – order public hearing (**50%**)]
5. [fourth meeting: public hearing, deliberations, discussion – PC orders changes (**50%**)]
6. [5th meeting – PC review and approval / recommendation of adoption (or not) (**50%**)]

***6. This is the base fee.** If the permit or project is such that it involves more than two inspections (**\$100.00**), on the agenda for more than three Joint Planning Commission meetings (**\$1,350.00**); Joint Planning Commission's consultation for more than six hours with an engineer, planner, other professional (**\$500.00**) or six hours with an attorney (**\$1,000.00**); then a deposit into escrow may be required pursuant to §8204.D. of the Joint Zoning Ordinance.

Public Notice: (**\$125.00**)

Packets to Townships: (**\$125.00**)

Publication Notice: (**\$1,500.00**)

More information here:

https://www.canr.msu.edu/news/amending_a_zoning_ordinance_requires_adopting_an_ordinance

... and here ...

https://www.canr.msu.edu/resources/check_list_4_for_adoption_of_a_zoning_ordinance_amendment_including_some_pu