



Wexford Joint Planning Commission

c/o Cherry Grove Township

4830 E. M-55

Cadillac, Michigan 49601

www.wexfordjpc.org

Email: planningandzoning@wexfordjpc.org

(231)775-1138x6

May 14, 2021

STAFF REPORT/SITE PLAN REVIEW/SPECIAL LAND USE

1. Application

Applicant:

Cieslinski, James

6234 W. 18 Road

Mesick, Michigan 49668

Owner(s):

Site Address,

And Proposed Location

6234 W. 18 Road, Mesick, Michigan 49668

Parcel ID# 2312-12-4404

Springville Township

Zoned:

2312-12-4404 Rural Residential

Site Plan:

Attached (see applicant provided packet)

2. Development Proposal

2.1 Property Description – Parcel ID# 2312-12-4404, **Springville Township**

COM AT SE COR OF SEC; W 1315.36 FT; N 495.18 FT TO POB; E 330.06 FT; N 330.07 FT; W 330.06 FT; S 330.07 FT TO POB. 2.5 A M/L SP SEC 12 T23N R12W -MESICK [[ASSESED W/ 12-4403 '99 [[ASSESED W/ 12-4402 '06

2.2 Action Report – The Applicant(s) are requesting a Special Use Permit to operate a Landscape Maintenance Service and to erect a roadside sales stand to sell flowers and vegetables on site

2.3 Current Narrative:

1. The Planning and Zoning Administrator was contacted early on in the process inquiring about the steps needed to operate the requested land use in Springville Township. Advice regarding the process was given to the applicant
2. The applicant presented at the April 6th, 2021 meeting of the Springville Township Board per Article 86, Section 8604.B – meeting minutes attached.

3. Standards for Site Plan Review with Staff Comments and Recommendations

- 3.1 According to WJZO Article 9411 – The following standards shall be used by the Planning Commission to review site plans.

1. Does the site plan show that “all applicable regulations of this Ordinance” both “generally to all districts,” and to the “specific zoning district” (R-R) as being complied with?

GENERAL REGULATIONS (Article 10)

Staff has determined that the following denoted General Regulations are Generally applicable to the subject property:

Section	Section	Section		
1001		1031		1061 X
1002		1040		1062
1003		1041		1070
1004		1042		1071
1010		1050	X	1072
1011		1051		1073
1012		1052		1074
1013		1053		1080
1020		1054	X	1081
1030		1060	X	1082

1050: Driveway Design*

1054: Vehicular Parking Space, Access and Lighting*

1060: Signs*

1061: Outside Lights*

**Staff Comment and Recommendations: Staff believes that the minor concerns can or will be addressed and complied with regarding the above as dictated by the zoning ordinance or other related agencies.*

Access to the subject property is via an easement – applicant has been advised that any contemplated road-side stand or signage must be obtained with permission of the adjacent land owner.

Outside lighting shall be contained on the property and in compliance with the zoning ordinance.

2. Have “all utility easements” been “distributed on site in a manner which is least harmful to surrounding properties?” And, are all “electric, telephone, and coaxial cable and other lines” to be located (if not already located) underground?

Staff Comments and Recommendations: There are no additional utilities proposed for this project.

3. Are all “water lines, sewer lines,” and “all provisions of surface water drainage” approved by respective agencies?

Staff Comments and Recommendations: There no additional water or sewer lines proposed for this project. No new construction is being proposed to require a review of surface water drainage.

4. Standards for Special Use Permit with Staff Comments and Recommendations

- 4.1 According to WJZO Article 8609 – The following standards shall be used by the Planning Commission to review Special Use Permits.

1. Is the use reasonable and designed to protect the health, safety, and welfare of the community?

Staff Comment and Recommendations: Staff does not anticipate a measurable or marked impact to accompany the proposed use that will be ancillary to the residential nature of the community.

2. Is the use consistent with the intent and purpose of the district?

Staff Comment and Recommendations: The applicant has anticipated and addressed the usual and customary concerns based upon the anticipated minimal impact.

3. Is the use compatible with adjacent land uses?

Staff Comment and Recommendations: In Michigan, Zoning must be based on a plan (part of the Master Plan). The uses (both Permitted and Special) that are listed in the Rural Residential District (Article 37 of the Wexford Joint Zoning Ordinance) in which this property is located are contemplated as being compatible when and if certain provisions are complied with. Hence, the site plan review and special use process for the requested use to be reviewed for compatibility.

Is the use designed to ensure that the public services and facilities are capable of accommodating increased loads caused by the land use or activity?

Staff Comments and Recommendations: There are no anticipated increased demand for any services beyond typical residential useage.

The applicant has adequately demonstrated their intent to comply with applicable provisions of Article 10, General Regulations.

Recommendation #1 – Approval of Site Plan

“Staff believes that the applicant narrative and site plan have demonstrated compliance with the purpose and intent of the zoning ordinance and we recommend the Site Plan of Applicant be approved.”

Recommendation #2 – Approval of Special Use

“The Zoning Administrators recommend the Special Use Permit be approved by the Planning Commission as is suggested above.”

Respectfully submitted for Planning Commission consideration,



Planning and Zoning Director