



Wexford Joint Planning Commission

c/o Cherry Grove Township
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 Cadillac, Michigan 49601-9332

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Agenda

Time, date: 6:30pm, Monday, October 23, 2017

Meeting location: Wexford County Road Commission meeting room, 85 West Highway M-115, Boon, Michigan. Coordinates: 44° 19' 32.5" N, 85° 34' 53.4" W (44.325685, -85.581500)

- A. Call to order, roll call, and Pledge of Allegiance.
- B. Matters pertaining to citizens present at the meeting, in the following order:
 1. **Special Use Request -**

Public Hearing #1:

The Chair will declare such a **public hearing open** and state its purpose. The petitioner, or proponent of the action advertised will be heard first.

- a. Petitioner / Proponent: **Perry, Jerry / Agent: Harry Luzius, PE**
- b. Planning and Zoning Administrator: **Staff - Presentation**
 - A. Public participation related to the subject matter of this public hearing
The Chair will declare such a **public hearing closed**
 - B. **Site Plan Review [Perry, Jerry] - Findings, Conclusions, and Decision**
 - C. **Special Use [Perry, Jerry] - Findings and Conclusions**

2. NONE
 3. Other public participation for items on this agenda.¹
- C. Housekeeping business.

¹Public comment is at the beginning of the meeting so the Commission can hear concerns and questions before acting on an issue. Those making public comment are expected to be familiar with the issue and have prepared comments ahead of time. To help the public in preparing for the meeting, any written material shall be made available without cost for members of the public asking for a copy prior to the meeting. The Chair may limit the amount of time allowed for each person wishing to make public comment at a Commission meeting. The Chair may ask members of the audience to caucus with others sharing similar positions so they may select a single spokesperson. If a single spokesperson is selected, that individual shall be able to make public comment at the Commission meeting without time limit or an extended time limit. After this point in the agenda public comment is normally not allowed; however, sometimes the Commission may direct questions to members of the public.

1. Consent Business.²
 - a. Approval of August 28, 2017 Minutes
 - b. Approval of Commission's expense report (pay the bills).
 2. Treasurer's budget report – **Donna Taylor**
 3. Planning and Zoning Report – **Robert Hall**
- D. Unfinished business and reports (items considered here are taken up in the same order as established by the Commission to fix a priority for consideration and work done in the planning office).
1. Report from each member of the Commission on the segment of the respective participating municipality they represent for the past month.
 2. Review of first draft of amendments to the Wexford Joint Master Plan (a.k.a. Wexford County Comprehensive Plan) [*postponed until such time as a planner of record is retained*].
 3. Discussion on starting of a draft of the Omnibus amendment to the Wexford Joint Zoning Ordinance or postpone: [*postponed until such time as a planner of record is retained*]
- E. New business (other business and communications).
1. PA 116: Geerlings, Michael
 - a. Wexford Township
 - 1.) Parcel #2412-12-3104
 - 2.) Parcel #2412-13-4201

What does the Farmland and Open Space Preservation Act do?

The Farmland and Open Space Preservation Act enables a farm owner to enter into a development rights Agreement with the State. The Agreement is designed to ensure that the land remains in an agricultural use for a minimum of 10 years and ensures that the land is not developed in a non-agricultural use. In return for maintaining the land in an agricultural use, the land owner may be entitled to certain income tax benefits, and the land is not subject to special assessments for sanitary sewer, water, lights or non-farm drain projects.

²Certain items of business before the Commission are routine matters where no discussion normally occurs or is expected to occur and a consensus for adoption normally occurs or is expected to occur. First, any Consent Item can be removed by request of a member. It is automatically removed if discussed during Public Participation. Second, a motion to adopt the Consent Items can be made, in effect adopting all agenda items still included as Consent Items.

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2. Antioch Township [Paul Osborne], Boon Township [Richard Harvey], Cherry Grove Township [Marty Dahlstrom]; Planning Commission terms expire on December 31, 2017. Solicit reappointment for a 3 (three) year term - seek reappointments by the respective Township Supervisor(s) with Township Board approval.

3. Discuss February 2018 Annual meeting date (to be conducted as a component of the February regular meeting as was done last year?)

4. Discussion regarding point in time to make a decision regarding the hire of a Planner of Record for the Wexford Joint Planning Commission. (Special Mtg: October 25th, 2017 at 1:00 pm.)

5. Discussion regarding 2017-2018 fiscal budget for the Planning Commission

F. Public participation for items not on this agenda.³

G. Adjournment.

[October 6, 2017 (4:37pm); \\svr12\users\bhall\My Documents\DeskTop DOCUMENTS\WP\Meetings-Planning\AGENDA 201701023.wpd]

³See footnote number 1. This public comment is to bring up items not on the agenda, and thus at the end of the meeting.