

Wexford Joint Planning Commission

‰ Cherry Grove Township
4830 E. M-55
Cadillac, Michigan 49601

(231)775-1138

Minutes October 29, 2016

The work session meeting was called to order by Secretary, Bev Monroe, at 9:08 am. The Pledge of Allegiance was recited.

Roll Call: Thelma Paul (Greenwood), Bev Monroe (Liberty), Gary Emery (Wexford), Donna Taylor (South Branch), Sharon Zakrajsek (Selma), Marty Dahlstrom (Cherry Grove), Richard Harvey (Boon) were present. Paul Osborne (Antioch), David Schroeder (Hanover), and Erica Szedga (Springville) were

Absent. Slagle has no representative at this time.

Schindler Schindler from MSU Extension facilitated the meeting.

Schindler directed us to the maps that were supplied. Changes were indicated for areas from Agriculture to Rural Residential. Question; what was the criteria to change this designation. Schindler answered that if the properties had already been divided, he changed them.

Schindler then explained the Ordinance. The numbers at the bottom of the pages refer to places where the topics are also in the ordinance. If you click on them, it will go directly to that site. Also, the header color will match the color on the map for the district.

We started with Article 10, page 19 §__.C.1 and included decks. Schindler explained that this says that the requirements in place such as minimum size lot must be sold with those requirements in place. Page 20 §1004.G Noise is generally up to the township/city/village. County cannot adopt a noise ordinance.

At 9:28 am Richard Wilson from Mika-Meyer law firm arrived. His comments will be included. He says the vegetation belt must be maintained not necessarily planted if not already present. Schindler said it applies to an empty lot.

§1010.A delete animal from first line. §10122.c page 22 Harvey added sanitary sewer.

1013 A changed “from time to time” to “most recent”. End at clerk and delete 1 a & b.

§1031 It is considered commercial if any product is sold even at a Farm Market. So even if a dozen eggs are sold from these places, it would be commercial use.

§__.C.5. is burdensome to ask for Phase one environmental testing. So it was removed and references were added. This section is for a small farm like activity in a residential setting. It is burdensome to ask for Phase One environmental testing so this was changed and references added. #12 add Motorized “farm” and delete #13. Delete #8.#11 remove first sentence. #15 refer to Zoning Administrator. Page 26 §__.D 1.b change storage to setback. Page 27 §__.4. a b c d e delete. §__.3. a. delete.

§__.E reduce and leave 1. C. e. f. i. and l.

Page 29 §___.i. eliminate. This was discussed at length and we decided six chickens, no roosters and six bunnies are ok.

11:21 am Marty Dalhstrom left

§1041 page 21 added E wind and communication towers.

§1042 “or ratio in respective municipality ordinances whichever is least restrictive”

§1050 We will get advice from fire fighters

§1051 We will discuss this later and look at Wexford County Ordinance #6.

§1054 add space for loading and unloading.

§1060 needs sign update, may eliminate E.

§1061 A 3 out. §1062 Leave for later. §1070 repeats §1041.

§1071 caused discussion. If there is a change of zoning ordinance, previous purchase under old version #5 of Wexford County will have to adhere to this new ordinance unless effort has been made to improve/start building.

Discussion was to whether each township will have to have an ordinance for civil infractions, Mr. Wilson said no, we will be able to enforce under WJPC.

Page 46 §1072 D changed to twice the size. Added docks to §1072 A.

§1073 Communication towers was referred to the attorney. §1074 ok.

Page 48 §1080 “Appeals Board” changed to “Zoning Administrator”. §1081 deleted.

Article 18

Table will be updated.

Article 20 Mini cabins eliminated and it was throughout.

Short-term rental less than a month is a home occupation or commercial use?
Added cottage industry which is the same a home business. §__F. 1 changed 24 foot face to 14 foot to be consistent with other sections.
Article 25 Mini cabins out. §2505 refers to Article 12—there are no subdivisions in this district. Reread Land Divisions

Donna Taylor left at 1:58 pm

Mass gatherings were discussed. Schindler said they are entertainment. We need to set up a definition of entertainment and what it includes. We covered Article 30 and 36. §3604 take out PUD of A1.

Added “road” to definitions. §3704 page 86 add “or private road”.

We continued through Article 43, 46, 55. Article 56 was only for Clam Lake Township so it is deleted.

Article 72 ok. 73 is it for all other lakes? Is it needed? Added boat launch site for public use in Rural Residential.

Schindler mentioned that overlay districts is not where uses are determined. It is in the ordinances that determines it.

§7403 on Page 107 change Rental Cabins to a different terminology. Article 75, 76, 78 ok.

Article 96 Appeals Board. The attorney will need to investigate and determine this. The law is written for municipalities to appoint the Board. In our case we are not a municipality so he will see how other Joint Commissions are handling it.

Article 80 §8002 Again projects permitted under County ordinances may have to reapply under WJCP unless the project is started. Is it fair to charge a second permit fee?

Article 16 just describes the levels (3) of detail needed depending on the size of the project.

Article 82, 84, 86, 88 (PUD) and 98 (Amendments) touched on.

“Conditional” defined was eliminated.

Paul asked if shooting clubs should be regulated and the Manistee Overlay needs Cottage Industry clarified.

Motion made by Zakracjek, to move this ordinance forward for public hearing and to establish November 17, 2016, 6:30pm as the Public Hearing date on the proposed Wexford Joint Planning Commission ordinance at the Wexford County Road Commission, seconded by Harvey. Motion passed after a voice vote.

Paul asked if this will be posted. Notices will be published in the Cadillac News,

at the townships and utilities will be notified.

Meeting was adjourned at 4:25pm.

These minutes are not necessarily inclusive of all discussion that occurred.

Respectfully submitted:



Beverly Monroe, [elected] Secretary