

Wexford Joint Planning Commission

c/o Cherry Grove Township
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 Cadillac, Michigan 49601

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Proposed Minutes

Time, date: 6:30 pm, Monday, Oct. 23, 2107

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

Paul Osbourne, Vice Chair, called the meeting to order at 6:30 pm

The Pledge of Allegiance.

Members Present: Present: Dave Schoerder, chair; Paul Osborne, Vice-chair; Beverly Monroe, Sec.; Richard Harvey, Marty Dahlstrom, Thelma Paul, Sharon Zakrajsek, Ron Bates, Donna Taylor, Treas.; Erica Szegda, Dave Williams

Members Absent: Erica Szegda, Dave Schroeder, Chair

Others present: Mr. Bob Hall, Planning/Zoning Administrator; Mrs. Marli Wendel, Recording Secretary, Ben Townsend, Assistant Zoning Administrator

B. Matters pertaining to citizens present at the meeting, the hearings are in the following order:

1. Special Use Request

Public Hearing #1: Paul, Vice Chair, opens the hearing at 6:33

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 declared such a public hearing closed

B. Site Plan Review (Perry, Jerry) Findings, Harry Lucious presented and prepared by him. Site plan from other meeting was not intended and miss communication and mud pit was in commercial part and that is not the intent of the owner. The event was held at no charge and will charge for event in the future. Commercial use will be canoe livery, convenience store, sports bar, car museum. Drainage

will be going away from building and lighting around perimeter of the

building.

Possibly a ball diamond for community in two to five years. Also,

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in future adding some stands and guard railing and permanent building for septic system for re strooms.

Bob added that this time around was much easier to get all of the information.

Vice Chair asked and anyone from the general public to speak in favor of the project. Jerry Perry, Harrietta, and has spent over \$2 million and building other businesses, an RV park, and spoke about that it is good for the local economy. He keeps business clean and operating safe events, like car museum, car shows and creating a tax base.

In Favor: Harry ?, Mr. Perry should be granted this proposal. Jordan Austin ,Irons, the corners looks good and works for him for 13 years and all safe.

Opposed: Judy Seslack, spoke and said she was not there and talked about the party and having woman disrobed and money incidents. Laurie Goodrich, heard same things that activities were not safe with fighting. Bill Lab, the event was loud and after party was loud to after midnight. Not organized and used 1 1/2 Rd to get into the event and blocked road. Mrs. Lab and dirt wall went up and not knowing what is going on. Monster Trucks came in and too loud. Tim Lewey, opposed to the noise and lives in Cherry Grove and has a mud bowl there. Noise loud and can hear it for a mile away. He is putting in business at a default to the area and morals of the community and it is just not about the money.

Correspondence: Bob added that he had a phone call and he was an owner of one of the other canoe livery and was against this permit. Remind everyone that we have a master plan from 1980s and based upon certain ordinance.

Donna read email from Gary Richenberg, oppose road for commercial purpose against access for cars coming in on 1 1/2 Rd.

Harry asked Mr. Perry to take the floor. Fire Dept. was there during the event until dark. Using 1 1/2 Road can be switched to 37 and 55. Harry spoke about access and waiting for Wexford County on permits and Mr. Perry offered to have access on the different roads. Activities can be restricted.

Questions about the site: On northwest corner does the berm has to be 25 ft? Zoning ordinance said that wall or berm is suppose to go up around the property.

Paul Osborne closed hearing to public.

Dave Williams said that most is noise objections and is there a way to reduce the noise. It will be one time per year, possibly two times per year that there will be noise. Staff will be working on more security with a plan and controlling the event. Bob added that he was concerned about safety plan and also security with minor children in attendance. Conditions will be part of the permit and violations will be taken away if not enforced and could be revoked.

Ron asked about environment regulation study on the property. Richard asked storage building had a 30 x 40 storage building and second site plan does not have it on. Harry said it was not marked correctly and is now an open air event pavilion. There was typo on size and on the base ball field as well. Four uses of main building and the rural residential zoning will be in this area and not part of the main building. Asked about times of events and it would start at noon and quite at dark. Questions gates and opening sizes and that can be corrected. Parking areas will be

reduced and have clearances. Need a loading space and have concrete around commercial building. Paul has questions about an events and baseball and others have to be in the application. Lighting will be done in the commercial zone and parking lot. In the residential area will only have lit around perimeter and will only be for the one event. Storage of canoes and will have a plan to be stored inside or at another site. Thelma asked about the antique car museum and will

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be inside. Yes. Richard asked about the campground on other side of 55 and monster trucks will be on other side possibly.

Bob did take notes on some of the changes to the site plan. Amendments can be added. Discussion

Bev moved, second by Marty that we approve this site plan with the changes to site plan added. To have access at 55 only, Noise control to have monster trucks 12 noon to 7 pm and music off at 10 pm. Only two events per year for this area. Security and safety plans have to be made. Loading and unloading zones should be noted, trash areas enclosed. Also, no camping will be permitted on this area. Roll call vote: Motion failed.

Ron moved and second by Dave to wait to vote and have site plan corrected and finished and an updated narrative with the recommendations from commission for the site plan. Roll call vote: Motion passed.

Short recess.

C. Special Use (Perry, Jerry) Findings and conclusions

2. None

3. Other public participation for items on this agenda.

C. Housekeeping

1. Consent Business.

a. Approval of Sept. 25, 2017 Minutes, corrections to add words. ** Bev moved and Ron second to approve minutes as corrected. Motion passed.

b. Approval of Commission's expense report (pay the bills). Sharon moved and second by Richard to approve bills and payroll. Motion passed.

2. Treasurer's budget report – Donna Taylor, hard to list the deposits and would like to show the receipt of it. Donna and Bob will get together on budget and make additions and others. We will also amend the line items and possibly the money intake. Donna asked commission if we should stay with the base budget. Bev moved and second by Richard to approve report. Motion passed.

3. Planning and Zoning Report – Robert Hall Nominations for office for Paul, Marty and Richard the offices will have terms expire on Dec. 31. Interested in renewing the terms from Marty and will stay but check with board. Richard, will ask for three year appointment. Paul will

go to board and get reappointed. Had a few permits and were issued and passed out audit report from Cherry Grove and comments on commission. Bob was pleased with the comments. Bob will continue to work with Donna on budget. Meeting on Wed. for interviews.

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 of fice).

1. Report from each member of the Commission on the segment of the respective participating municipality they represent for the past month. None

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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.

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. (Discussion under Bob Hall's report.)
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.

Question on spelling in minutes. It is correct. Donna asked about Dec. meeting reschedule instead on Dec. 25. We will meet on Dec. 18. Sharon moved, second by Ron and Motion Passed. Bev got letter from about county recreation plans. Bob asked that we go back to municipalities and if JPC can help when we can.

G. Adjournment.

Moved by Sharon, second by Richard to adjourn at 8:46 pm. Motion Passed.

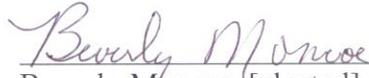
Prepared by Marli Wendel, recording secretary, for Secretary

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Respectfully submitted:

A handwritten signature in cursive script that reads "Beverly Monroe". The signature is written in dark ink and is positioned above a horizontal line.

Beverly Monroe, [elected] Secretary