

## Wexford Joint Planning Commission

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

(231)775-1138x6

planningandzoning@wexfordjpc.org | [www.wexfordjpc.org](http://www.wexfordjpc.org)

## Approved Minutes

**Time, date:** 6:30 pm, Monday Nov. 27, 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

Dave Schroeder Chair, called the meeting to order at 6:30 pm

The Pledge of Allegiance.

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

Members Absent: Thelma Paul

Others present: Bob Hall, Planning/Zoning Administrator; 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: None

2. Persons requested by the Commission to attend the meeting: Audit

a. Baird, Cotter & Bishop, PC, Mike Cool

Presentation: Permits issued and not balancing with what has been collected. Policy changes can be looked at. Went through audit with explanations. Explained letter and to make deposits once a week instead of holding the money.

Handed out invoice with explanation, spent more time with a subtraction of extra time.

3. Other public participation for items on this agenda.

### C. Housekeeping

1. Consent Business.

a. Approval of Oct. 23, 2017 Minutes, Comment: remove names from present, 2nd page, Julie Cielack change spelling, Motion by Richard and 2nd by Bev that we approve the minutes with corrections. Motion passed.

b. Approval of Commission's expense report (pay the bills). Hand out on bills to be paid. Motion by Sharon and 2nd by Paul to approve and pay the bills. Motion passed.

2. Treasurer's budget report – Donna Taylor, think about reviewing the budget and Donna and Bob will get together to come up with amendments and proposals before next meeting. Concerns about extra funds if we can add to it or amend. Motion by Marty and 2nd by Ron to approve the treasure's report. Motion passed.

3. Planning and Zoning Report – Robert Hall, staff report handed out. Remind three commissioners that need to be reelected. Also, reminder to have Ben Fleis appointment for Appeals commission.

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. Special Use Request: (findings and conclusions continued) public hearing conducted on Oct. 23, 2017

A. Site Plan Review (Jerry Perry) Findings, conclusions and decision:

B. Special Use (Jerry Perry) Findings, conclusions and decision:

Bob did a summary of the public hearing and noted some deficiencies to get all approved. In packet for special use application and highlighted areas in question. Concerns are to have a security plan, and new site plan and driveway permit on 1 1/2 Road.

Site Plan: Issues were driveway gates and now demonstrates compliance. Parking spaces were corrected and now 10' by 20'. One way and two way traffic was designated.

Required is 294 parking spaces. Loading and unloading demonstrated and did show it.

Permit from egress from Highways 55 and 37. Operations of event from noon to 7pm and music ends at 10 pm and no music past 11 pm. No camping will not be used on site at any time. Store canoes inside building. No Security Plan in our hands. Recommendations were given.

The representing agent agreed that there will not be using 1 1/2 Road as access. No intentions to have traffic on 1 1/2 Road. Talked with Sheriff Martin about a security firms and he gave him some names to hire. Mr. Perry will interview and select one of those security firms.

Questions from the commissioners. How many events per year. Two events per year but usually one event will take place. Storing the canoes inside and suggested that because the berms are there to store them neatly outside.

Paul suggested to use lighting to be used only day of event. Corrections should be that lights be off unless an event. If Hoxeyville has no music past 11 pm, this event should be 11 pm as well. Is phase 2 between two and five years to have it completed and Paul's opinion to get it done in two years instead of five.

Make changes of time from 10 pm to 11 pm. Canoes can be stored in orderly fashion outside of the rear of the building. Reference to phase 2 and work should start within the two year window and finished date. Security Plan is missing.

Motion by Marty and 2nd by Sharon that we except the new site plan and with corrections as noted. Hours of music will end at 11 pm, note to include the canoes stored in an area not open to public view and rights of way. Motion passed unanimously

Motion by Erica and 2nd by Richard about having Phase Two will be started within 2 years of issue of permit and end by the fourth year. Discussion. Motion Passed Unanimously.

Special Use permit: Looking at ordinance and how standards are written.

Discussion on Security Plan and Special Use Permit made.

Motion by Bev and 2nd by Erica to approve the Special Use permit to have event from noon and 7pm, and music end by 11pm, and includes narrative additions A, B, C, D, G and Security Plan be presented by to Bob by Jan. 2018 and approved by Bob. Motion Passed and with No's being, Sharon, Paul, and Donna. Total: 7 yes and 3 nos.

2. Report from each member of the Commission on the segment of the respective participating municipality they represent for the past month. Paul contacted township for reappointment and they Okd it and will get Bob the minutes after approval. Richard is the same and also Marty.

3. Review of the draft of the Omnibus amendment to the Wexford Joint Master Plan (aka, Wexford County Comprehensive Plan [postponed until such time as a planner of record is retained])

4. Discussion on starting 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]

5. Reminder-Verify 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 three (3) year term-see reappointments by the respective Township Supervisor with Township Board Approval.

6. Confirm February 2018 Annual Meeting date: Regular meetings, February 26, 2018.  
Ok with commissioners to have in with regular meeting.

7. Discussion regarding proposed 2018-1019 fiscal budget for the Planning Commission:

E. New business (other business and communications).

1. Execution: Planner of Record Contract was approved and Dave signed it.

2. Nomination of 2nd member of the Wexford Joint Zoning Board of Appeals for a 3 year term. (Wexford Township-Benedict "Ben" Fleis) Term expires Dec. 31. 2017.

Wexford Joint Zoning Board of Appeals

[] minutes

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Motion by David and 2nd by Ron that we approve Ben Fleis for a three year term for the Board of Appeals. Motion passed. Bob asked David Williams to appoint him at their next township meeting. Dave agreed.

3. Planning & Zoning for Solar in Michigan- Asst. Zoning Administrator (Ben Townsend)

Ben gave a presentation from his course he took in Traverse City. Lapeer has new Solar Park. They have residential and commercial. For commercial and will need a special use permit. Companies are coming north and coming to our area. Commission should be proactive and a new master plan. Should Zoning permits are needed.


F. Public participation for items not on this agenda. Julie Ciesack and would like to have spoken before they voted and in concerned about security and asked Bob to really check the plan.

Bob made comment on the Planning and Zoning News and had good articles. We have Membership with Michigan Township Assoc. and gave articles.

G. Adjournment. Motion by Richard and 2nd by Marty to adjourn at 8:31 pm. Motion passed.

Prepared by Marli Wendel, recording secretary, for Secretary

Respectfully submitted:

  
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Beverly Monroe, [elected] Secretary