

## **Time line for Wexford Joint Planning Commission Zoning Ordinance Adoption**

\* Denotes a point where petition, or lack of action can delay the scheduled effective date..

October 17, 2016: Scheduled Joint Planning Commission meeting date. Pick zoning template/format to use.\*

October 18-21, 2016: In office work time to prepare initial draft of draft of the proposed new zoning ordinance.

October 29, 2016: Possible all-day Saturday Special Joint Planning Commission meeting date

November 2, 2016: Last date for publication of hearing notice in newspaper) and mailed to each electric, gas, and pipe line public utility company, each telecommunication service provider, each railroad operating within the district or zone affected. (15+ day before hearing)

November 17, 2016; Public hearing on proposed new zoning ordinance.  
Scheduled Joint Planning Commission meeting date

November 17, 2016 (or Nov. 17-29, 2016: Joint Planning Commission acts\* to recommend adoption of proposed new zoning ordinance.  
Joint Planning Commission Acts\* to send the proposed or draft of the proposed new zoning ordinance the county planning commission for review.  
Copies of the proposed new zoning delivered to each library and township in the county.

November 30, 2016: Joint Planning Commission's recommendation and proposed new zoning ordinance and civil infraction ordinance delivered to each participating township.

December 1-15, 2016: Each respective township board acts\* to adopt the new zoning ordinance and civil infraction ordinance.

December 17, 2016: Deadline for any advisory county planning commission review comments on the proposed new zoning ordinance.

December 30, 2016: Last date for last township's notice of Ordinance Adoption (published by all 11 townships) (not more than 15 days after adoption) and mailed to each airport manager, county planning commission.

Within 7 days of notice of adoption publication: Last day to declare intent to petition zoning to a popular vote\*

Within 30 days of ordinance adoption: Last day to file signed petitions\*

January 1, 2017: Goal for effective date of new ordinance: January 1, 2017.

**From:** Richard M. Wilson [mailto:RWilson@mikameyers.com]  
**Sent:** Monday, October 10, 2016 5:22 PM  
**To:** Schindler, Kurt <schindl9@anr.msu.edu>  
**Cc:** Sarah C. Alden <SAlden@mikameyers.com>  
**Subject:** RE: Wexford Joint meetings

Kurt,

Since the county wants nothing to do with zoning, would it waive its right of review and recommendation, as allowed under section 307(4) [of the Michigan Zoning Enabling Act]?

Interestingly, there is nothing in section 401 that says the legislative body has to have received the county's recommendations, if any, before taking final action. It just has to follow subsections (1) through (4) if applicable. If the alternative is to make every use in the county a non-conforming use because we will have a period of time when no zoning exists, I could make a persuasive case based on the public health, safety and welfare, for each township to adopt a resolution that reflects this fact, i.e., the risk of non-conforming uses and what that would do to the health, safety and welfare, and covenant (non-binding of course, but that is a different conversation) that says IF we get a recommendation from the county, we will consider it at the first annual review of the ordinance as required by section 308(2), and then go ahead and adopt the ordinance. A waiver under 307(4) would be preferable, but assuming no case law exists outlawing the second option, I could support that.

Richard

**Mika Meyers**

**Richard M. Wilson, Jr.**

**Mika Meyers PLC**  
414 Water Street  
Manistee, MI 49660  
Tel: 231-723-8333  
Fax: 231-723-3888  
[mikameyers.com](http://mikameyers.com)

E-mail: [rwilson@mikameyers.com](mailto:rwilson@mikameyers.com)

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