



# Grobbel Environmental & Planning Associates

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May 7, 2020

Wexford Joint Planning Commission  
c/o Cherry Grove Township  
4830 E. M-55 Highway  
Cadillac, MI 49601

**RE: Updated Planning Schedule for the Wexford Joint Planning Commission Master Plan, Wexford County, Michigan.**

Dear Wexford Joint Planning Commission,

Per your request, please find the below outline for the Wexford Joint Master Plan update. Given the ongoing community opinion survey, completion of demographics update, and then delays due to Covid-19 and associated state-mandated stay-at-home notices, the current project “to do” outline is as follows:

**A. LEGAL UPDATES (REQUIRED)**

**1) Zoning Plan.** Complete a zoning plan that identifies zoning districts and their purposes, as well as the basic standards or “schedule of regulations” proposed to control the height, area, bulk, location, and use of buildings and parcels. The zoning plan must also consider the likely zoning designation of transition zones between zoning districts. This section of the Plan will relate these and other Master Plan recommendations to specific regulations within the Wexford Joint Zoning Ordinance. The zoning plan will be based on an inventory of current conditions relevant to Wexford Joint zoning, and the purposes for which zoning was adopted.<sup>1</sup>

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<sup>1</sup> The existing Master Plan does not possess a current zoning plan and relies on a composite zoning map dated April 4, 2002. See 2004 Master Plan, Chapters F2: Industrial, F3: Commercial, F4: Office Service, F5: Resort, F6: Residential, F7: Rural Residential, F8: Agricultural-Forest Production, F9: Special and Unique Areas, F10: Transition Areas, F11: Zoning Plan Update, G1: Environmental Protection, G2: Ground and Surface Water Protection, G3: Recycling, Soil and Hazardous Waste, H1: Economic Development, H2: Tourism, I1: Human Services, I2: Housing, J1: Transportation, J2: Recreation, J3: Water and Sewer; and Composite Zoning Map, page 359. The Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, Section 33(2)(d), M.C.L. 125.3833(2) (d), requires that a Master Plan serve as the basis for the zoning plan, and the Michigan Zoning Enabling Act, P.A. 33 of 2008, as amended, Section 305, M.C.L. 125.3305, requires a zoning plan be prepared as the basis for the zoning ordinance. This requirement must be in any plan adopted or amended after September 1, 2008.

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2) **Economic Development Plan<sup>2</sup>/Placemaking.**<sup>3</sup> Update the Master Plan to address economic development, the new/global economy, and emerging technologies. “Placemaking” will be highlighted as an important tool for planning for future community economic development.

3) **Transportation/Complete Streets.** The Michigan Planning Enabling Act<sup>4</sup> requires a master plan to include a transportation plan (and/or “street plan”) inventorying the extent of all transportation system components, and coordinating and planning regionally for “roadways....to provide appropriate access to all legal users...whether by car, truck, transit, assistive device, foot or bicycle.” In other words, it is required that master plans consider and plan for pedestrian-based and well as vehicular travel (i.e., “complete streets”). Master plan update will inventory and plan for transportation networks, facilities, and public transportation, and must consider and plan for multi-modal transportation including non-motorized and pedestrian travel within each.

4) **Blighted Areas.** As required by Michigan law, evaluate blighted areas and to recommend options for their redevelopment and/or rehabilitation.<sup>5</sup>

5) **Rezoning.** Update rezoning criteria utilized in the WJPC jurisdiction as required by Michigan law.<sup>6</sup>

6) **Update Goals, Objective and Actions and Future Land Use Map** - Update Master Plan Chapter 8: Future Land Use Plan, Policies, Goals and Actions based on WJPC, public input session and survey results. Public notice, public hearing, and publication pursuant to the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended.

7) **Update Statutory Citations.** Numerous references to Michigan statutes and amendments within the existing Master Plan, especially Chapter D4: (Master Plan) Legal Authority, are out-dated and will be amended.

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<sup>2</sup> Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, Section 33(2)(d), M.C.L. 125.3833(2) (d), requires that a Master Plan serve as the basis for the zoning plan, and the Michigan Zoning Enabling Act, P.A. 33 of 2008, as amended, Section 305, M.C.L. 125.3305, requires a zoning plan be prepared as the basis for the zoning ordinance. This requirement must be in any plan adopted or amended after September 1, 2008.

<sup>3</sup> Placemaking is an approach to economic development planning that often results in the revision of zoning techniques to consider and plan for the “old” and “new” economies within a community and its region. The overarching goal is to retain businesses that a community now possesses, i.e., the “old economy,” and to plan for and remove barriers to emerging businesses and industries, i.e., the “new” economy.” Past economic development strategy was often focused on attracting new industry, businesses and manufacturing.

<sup>4</sup> Michigan Planning Enabling Act, P.A. 33 of 2008, as amended by Public Acts 134 and 135 of 2010, Section 33(3), M.C.L. 125.3833(3). This requirement must be in any plan adopted or amended 90 days after December 17, 2010.

<sup>5</sup> Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, Section 33(2)(c), M.C.L. 125.3833(2)(c).

<sup>6</sup> Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, Section 202(1), M.C.L. 125.3202(1).

If you have any questions regarding this options summary, please do not hesitate contact me at 231-499-7165 or [cgrobbel@grobbelenvironmental.com](mailto:cgrobbel@grobbelenvironmental.com). Thank you.

Sincerely,  
**Grobbel Environmental & Planning Associates**

A handwritten signature in black ink, appearing to read "C Grobbel". The signature is written in a cursive, slightly slanted style.

Christopher P. Grobbel, Ph.D.  
Sr. Community Planner/Project Manager