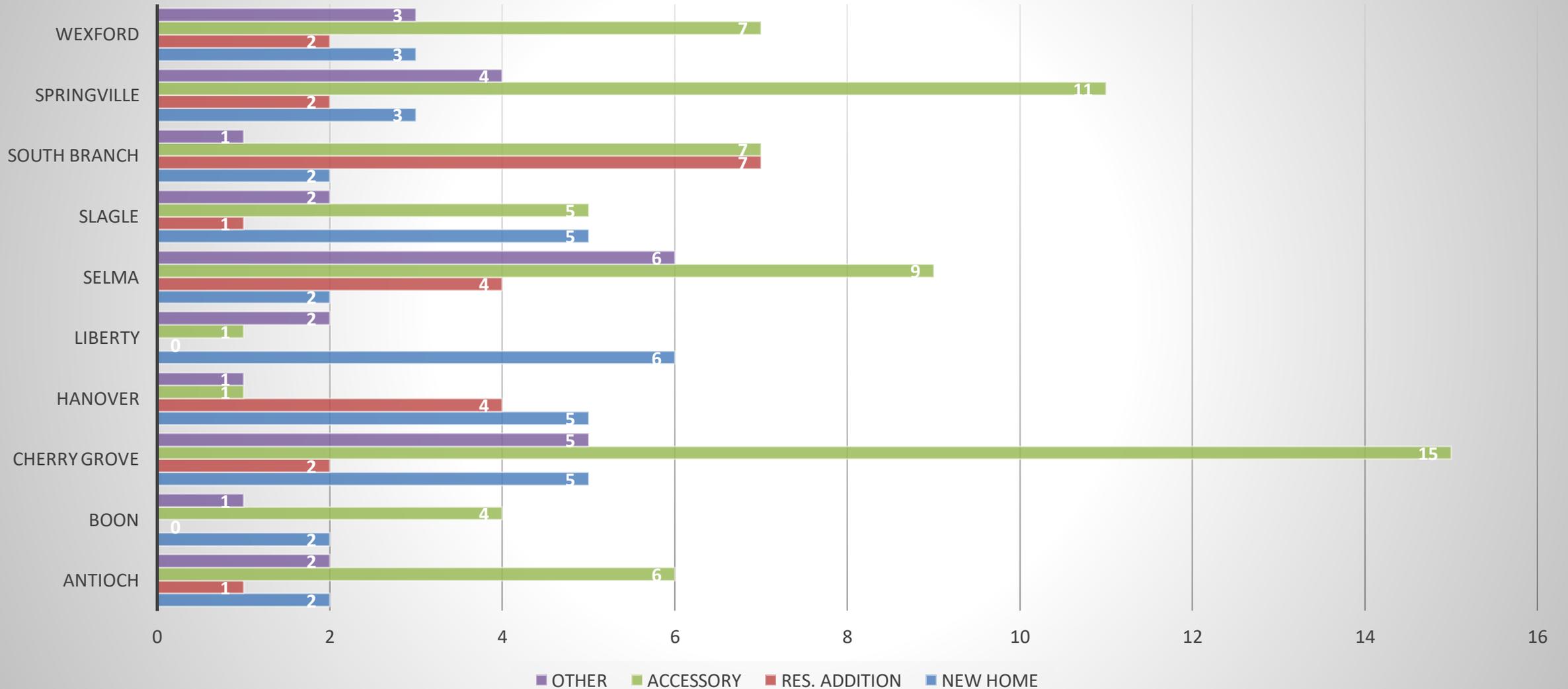


WJPC ANNUAL REPORT APRIL 2024

125.3819

(2) A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

PERMIT ACTIVITY



WHERE HAVE WE BEEN?

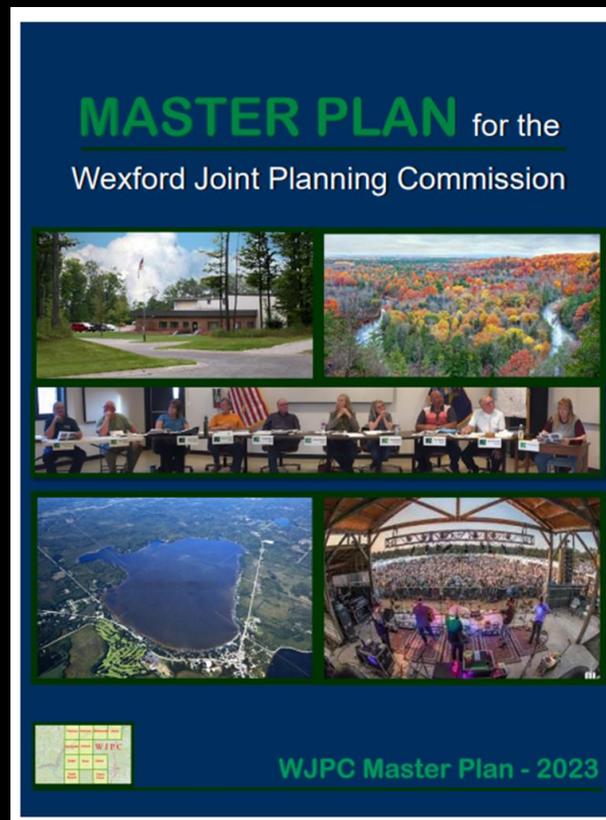
Short Term Rentals

- Cherry Grove and Selma Twp. Adopting regulatory ordinances
- WJPC staff needs to be aware of coordination efforts

Junk and Blight

- Member Wendel [Slagle Twp] leads Junk / Blight Ord. training
- WJPC can ONLY respond to events since January of 2017

MASTER PLAN



Zoning Ordinance

Amendments to allow Storage Buildings (without principal use), restricted administrative review for certain uses / structures, and minor site plan changes, expansions of existing conforming uses / structures where variances are not required, lighting etc.

The WJPC
wants YOU
on OUR
TEAM



T E A M W O R
K



Rural Readiness Grant Program

\$25,000

PRIORITIES:



1. Junk / Blight / Nuisance Ordinance(s)
2. Zoning Ordinance Follow-Up
 - a. Workforce / Affordable housing
 - b. Missing middle-income housing
 - c. Development Incentives



2024-2025 BUDGET

Revenue includes Rural Readiness Grant of \$25,000

INCOME SOURCE	DESCRIPTION	Two-Years Prior	One-Year Prior	CURRENT
Municipal Share		\$50,000.00	\$50,000.00	\$50,000.00
Land Use (zoning) Pmts.		\$18,900.00	\$15,000.00	\$17,000.00
MDARD RR GRANT				\$25,000.00
TOTAL BUDGET REVENUE		\$68,900.00	\$65,000.00	\$92,000.00
EXPENSE LINE ITEMS				
251.721.702.00	Sal / Wages-Planner			\$0.00
251.721.702.01	Sal / Wages-ZA			\$0.00
251.721.702.02	Recording Sec'y			\$0.00
251.721.702.03	Other Pay			\$0.00
251.721.705.00	WJPC-Per Diem-Reg	\$3,500.00	\$3,600.00	\$9,000.00
251.721.705.01	WJPC-Per Diem-Spc			\$0.00
251.721.715.00	WJPC S/S @ 7.5%			\$0.00
251.721.727.00	Office Supplies	\$3,000.00	\$2,000.00	\$3,000.00
251.721.727.01	Admin Fee-CHE	\$2,500.00	\$2,500.00	\$2,500.00
251.721.801.00	Internet / Web	\$1,250.00	\$7,000.00	\$3,000.00
251.721.801.01	Audit	\$3,000.00	\$3,100.00	\$3,750.00
251.721.827.00	Cont. Zoning Admin	\$15,975.00	\$16,975.00	\$16,500.00
251.721.827.01	Cont. Rec. Sec'y	\$1,000.00	\$1,200.00	\$1,200.00
251.721.827.02	Cont. Office			\$0.00
251.721.827.03	Attorney	\$9,000.00	\$7,000.00	\$10,000.00
251.721.827.04	Cont. Planner	\$10,000.00	\$5,000.00	\$10,000.00
251.721.827.05	Assistant ZA	\$9,950.00	\$10,550.00	\$11,000.00
251.721.827.06	ENFORCEMENT	\$0.00	\$0.00	\$6,000.00
251.721.860.00	Mileage (All)	\$3,900.00	\$3,500.00	\$3,500.00
251.721.900.00	Print / Publishing	\$2,000.00	\$1,000.00	\$5,000.00
251.721.910.00	Insurance	\$2,750.00	\$3,500.00	\$3,600.00
251.721.940.00	Rent	\$2,400.00	\$2,400.00	\$2,400.00
251.721.958.00	Membership Dues	\$650.00	\$0.00	\$0.00
251.721.960.00	Education/Training	\$4,000.00	\$3,775.00	\$4,000.00
251.721.965.00	Transfer OUT	\$0.00	\$0.00	\$0.00
251.721.990.00	Contingency Fund	20% of Annual Budget		\$18,890.00
251.721.991.00	Contingency Legal	20% of Annual Budget		\$18,890.00
	MDARD GRANT	Listed as expense per Auditor		\$25,000.00
Total Budgeted Expenses		\$74,875.00	\$73,100.00	\$94,450.00

WJPC awarded \$25,000 Rural Readiness Grant

Includes additional R/R meetings

Includes dedicated enforcement activity

Includes R/R legal, planning and publishing

BUDGET CALCULATIONS

3. Each participating municipality shall be responsible for providing its proportional operating funds for the Municipal Budget (MB) part of the operation in set out in the following formula. Data for taxable value and number of parcels shall be based upon the most recent data from the Wexford County Equalization Department during January-February when the proposed budget is prepared.
 - (a) Twenty percent of the Municipal Budget (MB) part shall be an equal amount paid by each participating municipality (20% of Municipal Budget (MB) part divided by the number of participating Municipalities (M)).
 - (b). Forty percent of the Municipal Budget (MB) part shall be Proportional to the number of Parcels (PP) in each participating municipality. In the case of a township with an incorporated village, the total number of parcels shall not include parcels within the incorporated village within that township.
 - (c). Forty percent of the Municipal Budget (MB) part shall be Proportional to the Taxable Value (PTV) of each participating municipality. In the case of a township with an incorporated village, the Taxable Value shall not include Taxable Value of the incorporated village within that township.

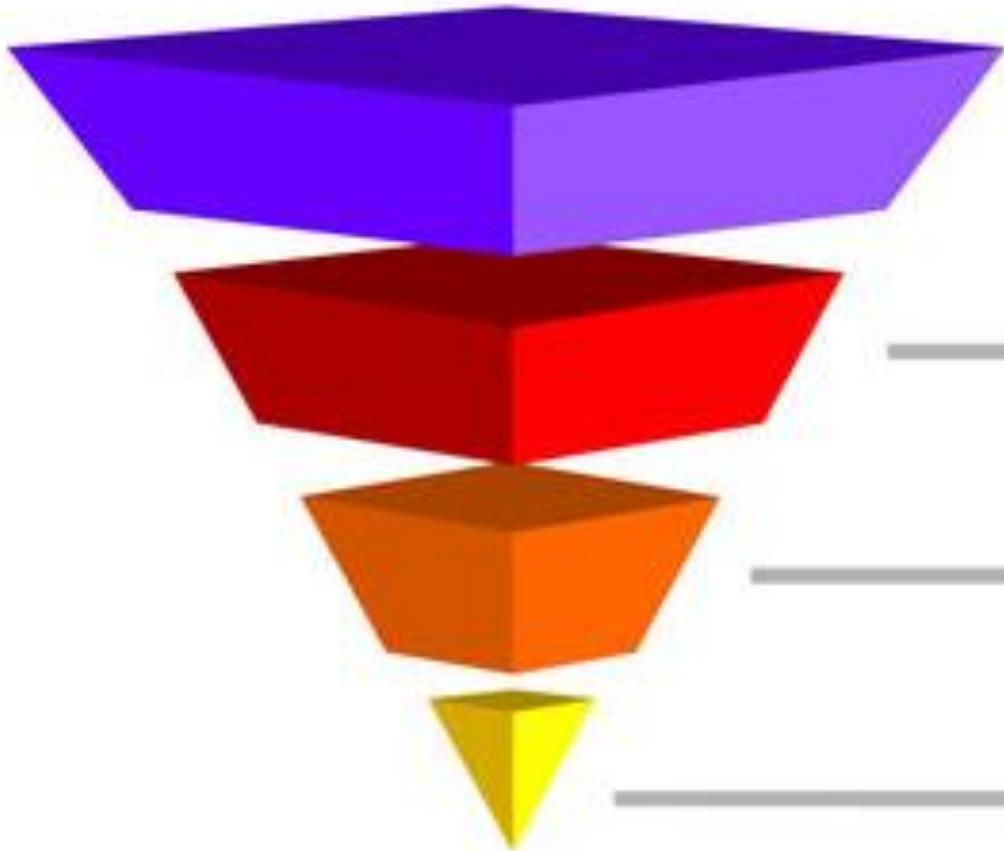
Equal share from
each Township

More parcels =
More people =
More phone calls,
emails and
PERMITS

Ability to pay

PARTICIPATING MUNICIPALITY SHARES

	SEV in participating municipality	Number of parcels in participating municipality	20% equal share	40% proportionate Taxable Value (TV)	40% proportionate number of parcels	TOTAL to be paid by each participating municipality
Antioch	\$29,688,006.00	803	\$1,000.00	\$1,247.51	\$1,462.39	\$3,709.90
Boon	\$21,854,622.00	682	\$1,000.00	\$918.35	\$1,242.03	\$3,160.38
Cherry Grove	\$124,397,896.00	1993	\$1,000.00	\$5,227.28	\$3,629.58	\$9,856.86
Greenwood	\$0.00	0		\$0.00	\$0.00	\$0.00
Hanover	\$35,957,927.00	946	\$1,000.00	\$1,510.98	\$1,722.82	\$4,233.80
Liberty	\$23,384,950.00	696	\$1,000.00	\$982.65	\$1,267.53	\$3,250.18
Selma	\$95,821,157.00	1848	\$1,000.00	\$4,026.47	\$3,365.51	\$8,391.98
Slagle	\$23,057,820.00	754	\$1,000.00	\$968.90	\$1,373.16	\$3,342.06
South Branch	\$29,588,240.00	776	\$1,000.00	\$1,243.32	\$1,413.22	\$3,656.54
Springville	\$46,684,288.00	1323	\$1,000.00	\$1,961.70	\$2,409.40	\$5,371.10
Wexford	\$45,521,425.00	1161	\$1,000.00	\$1,912.84	\$2,114.37	\$5,027.21



THE PEOPLE

TOWNSHIP BOARD

WJPC MEMBERS - INDIVIDUAL

WJPC - COLLECTIVE

Staff (Bob and Ben)

ANNUAL REPORT SUMMARY

IN-THE-PAST

The **WJPC** has spent the past several years reacting to the more immediate needs of the participating municipalities by amending and updating the master plan, making several ordinance amendments to facilitate certain administrative reviews.

The **WJPC** has been provided information on [zoning reform and housing](#).

BUDGET

The **WJPC** operates on a minimal cost-share plus fees type budget. The participating municipalities contribute \$50,000 annually, and fees generate an average of \$16,300. Staff dedicates approximately 24 FTE's / week and represents approximately 46% of the budget.

The 24/25 budget reflects priorities associated with the future GOALS.

FUTURE GOALS

The **WJPC** plans to leverage the Rural Readiness grant AND the human resources available to take a proactive position in addressing housing through zoning.

This WILL require YOUR participation to be successful.

Our goal is to start NOW, and we will count on you to be an active participant.

DID YOU KNOW ...

The **Wexford Joint Planning Commission** has maintained a website since December of 2016 ...

The **WJPC** posts the minutes of every meeting on our web site ...

The **WJPC** posts our Agenda's, Staff Reports, and most all meeting materials on our web site ... [www.wexfordjpc.org]

The **WJPC** posts ALL public hearings on our website at least 15 days in advance ...

The **WJPC** links to **YOUR** Township website or MTA contact page ...



Thank You!

