



Wexford Joint Planning Commission

c/o Cherry Grove Township
 4830 E. M-55
 Cadillac, Michigan 49601

www.wexfordjpc.org

Email: planningandzoning@wexfordjpc.org
 (231)775-1138x6

August 23, 2017

STAFF REPORT/SITE PLAN REVIEW

1. Application

Applicant's Agent:	Robert T. Cole
Owner:	Mesick Mold
Owner Address:	4901 Industrial Drive Mesick, MI 49668
Site Address, Contact Information, And Proposed Location	4901 Industrial Drive Mesick, MI 49668 Parcel ID# 2312-12-1104 and 2312-12-1102 – Springville Township
Zoned:	Commercial
Site Plan:	Attached (Exhibit A)

2. Development Proposal

- 2.1 Property Description – The property is located in Section 12, Springville Township, at 4901 Industrial Drive. The 2312-12-1104 property is approximately 4.5 acres, or 19,600 square feet. The 2312-12-1102 property is approximately 2.9 acres, or 13,000 square feet. Assessment Role Description reads: COM 330 FT S OF NW COR OF NE 1/4 OF NE 1/4: S 260 FT; E TO R/W OF OLD M-37; NE'LY ALONG HWY TO A PT 330 FT S OF N LINE OF SEC; W TO POB. 4.49 A M/L SP. SEC. 12 T23N R12W -MESICK- for the first parcel, and PAR COM 541 FT E OF NW COR OF NE 1/4 OF NE 1/4: S 330 FT; E TO HWY R/W; NE'LY ALONG HWY TO N SEC LINE; W TO BEG 3 A. M/L SP. SEC. 12 T23N R12W - MESICK- for second parcel.
- 2.2 Action Report – The Applicant is requesting approval for a commercial addition of 1,808 square feet to be added to current offices at the Mesick Mold company. The company showed a basic site plan which contained proper setbacks for the new addition. They also included a “Design Survey” from Simmer Land Surveying.

2.3 Background:

1. An application for Land Use Permit was received on July 24, 2017 from Tessa Griffiths, Administrative Assistant for builder Cole, Inc., requesting to approve an office addition to the Mesick Mold company.
2. An email response from the Planning and Zoning Administrator was sent on July 26, 2017 explaining that a Commercial building would require a “Medium” Site Plan review by the Planning Commission. They were given the specific article in the Zoning Ordinance in which to refer, and it was stated that the Planning Commission would meet on Monday, August 28, 2017 at 6:30 p.m. The fee for this was stated and they were told the Site Plan would need to be reviewed by the Zoning Office not later than the end of the day on August 9, 2017.
3. Met with builder Robert T. Cole on July 28, 2017 and explained the process for the Site Plan Review.
4. Received a detailed Index of Drawings from The Design Group from Cadillac on or before August 9, 2017

2.4 Current Narrative:

1. Mesick Mold and its Contractor have been supplying all the necessary paperwork for a more than adequate Medium Site Plan.
2. Under WJZO 8003, Class A Extensions, “Class A nonconformities are uses or structures that existed as lawful uses or structures under the Wexford County Zoning Ordinance number 5 and have been made nonconforming by the adoption of this ordinance.” Mesick Mold is considered more of a manufacturing plant instead of a Commercial building under our ordinance, but prior to this ordinance, the Wexford County Zoning Ordinance deemed Mesick Mold as a permitted use. 8003, Section A of our ordinance states: “If the nonconformity land use is a use which is not otherwise allowed in the district; then the use and the structures upon which the use is associated shall not be **expanded more than fifty (50) percent in size**, hours of operation or level of service, or any other extension which exists at the time of adoption of this Ordinance. Under no condition shall the parcel be expanded and the use be expanded to a contiguous parcel.”

3. Standards for Site Plan Review with Staff Comments and Recommendations

3.1 According to WJZO Article 9411 – The following standards shall be used by the Planning Commission to review site plans.

1. Does the site plan show “all applicable regulations of this Ordinance” both “generally to all districts,” and apply to this “specific zoning district” (Commercial)? (Refers to page 141 WJZO 9411.A)

*Staff Comment and Recommendations: The site plan shows all building structures and setbacks are in compliance in the Commercial District. **Recommend** granting Applicant’s petition for Site Plan approval.*

2. Have “all utility easements” been “distributed on site in a manner which is least harmful to surrounding properties?” And, are all “electric, telephone, and coaxial cable and other lines” to be located (if not already located) underground? (Refers to page 141 WJZO 9411.B)

*Staff Comments and Recommendations: Yes. Since this is merely an addition to an already existing office building, all locations of a mechanical nature are already in place for the building project. **Recommend** granting Applicant’s petition in this area of the Ordinance.*

3. Are all “water lines, sewer lines,” and “all provisions of surface water drainage” approved by respective agencies?

*Staff Comments and Recommendations: Again, the water lines and sewer lines for water drainage are already and have already been in place for this project prior to their application for Site Plan Review. **Recommend** granting Applicant’s petition in this area of the Ordinance.*

Staff Recommendation – Approval of the Site Plan

The Applicant has provided the Planning Commission with everything that pertains to the Zoning Ordinance under each Site Plan Review section. Therefore, the Zoning Staff recommends the Planning Commission approve Mesick Mold’s Site Plan under the watchful eye of the Zoning Administrator’s follow-up.

Very truly yours,

Robert A. Hall, Planning and Zoning Administrator