



Wexford Joint Planning Commission

c/o Cherry Grove Township

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JULY 2017

Staff Report

Planning and Zoning:

There are several procedural elements and certain office protocol that are being looked at that effect notice requirements, publications, and public hearings as well as other miscellaneous housekeeping issues. The most important concern is that of 'timing'. An applicant wants their answer sooner rather than later and generally is not receptive to statutory or ordinance requirements.

It is imperative that reviewing bodies (Planning Commission / Zoning Board of Appeals) have an adequate opportunity to review pending cases such as Site Plan Reviews, Special Uses and Variance Requests. The latest staff reports for both the Planning Commission and the Zoning Board of Appeals were not presented to you 15 (fifteen) days in advance in accordance with the ordinance.

Fortunately, all postings, public notices, and any other mailings were accomplished in compliance with the Michigan Zoning Enabling Act. The Planning Commission and the Zoning Board of Appeals have 'suffered' from this lack of diligence.

The Planning and Zoning Administrator wants to assure everyone that there will be new (internal) application submission deadlines imposed that will assure that YOUR packets are in the mail, emailed, and/or posted on the website in accordance with the ordinance.

BUDGET: Received YTD for permits: ~~\$4,240.00~~ ~~8,960.00~~ \$10,980.00

The Planning and Zoning Administrator recommends that the membership begin to review budget structure changes that may be necessary to more accurately reflect the 2017/2018 expenditures.

Planning Commission Notes:

The interviewing of a planning consultant should be placed high on your priority list. With two public hearings, your regular business is bound to be minimized. Please make the time to schedule interviews, even if a 'special meeting' is required.

8201.D

It is the Planning and Zoning Administrators opinion that this provision of the ordinance has been met. Ben Townsend (Assistant Zoning Administrator) has the personal knowledge and resources available to fill in as an interim Zoning Administrator in my absence - which, by the way, will occur during the second and third weeks of August, 2017. There is not another Citizen Planner graduate (who is also a Certified Zoning Administrator) within a reasonable distance who could fill the position as competently as Ben Townsend.

LAND USE PERMIT ACTIVITY

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
LUP51	2210-02-1301	Mellama, Mark - Renkiewicz & Son	RA	RR	SEL	
LUP52	2211-B-0103	Porter, Eugene	ND	RR	BOO	DENIED
LUP53	2211-B-0618	Porter, Eugene	ND	R1	BOO	DENIED
LUP54	2210-08-1101	Stimson, Thomas	RA	RR	SEL	
LUP55	2212-21-3302	Thelen, William	AG	RR	SLA	Declared AG Use
LUP56	2210-12-1101	Warren, Jane - Martz, Larry [Gen. Cont.]	RA	RR	SEL	Class-A NonConforming
ZBA-2017-02	2210-FWO213	Burch, Brian	ND	R2	SEL	See: LUP35
ZBA-2017-03	2210-PL-008	Dickerson, Jacob	RA	R2	SEL	See: LUP36
LUP57	2210-10-1201	Hankins, Jason	RA	RR	SEL	DENIED
LUP58	2210-10-1201	Hankins, Jason	RA	RR	SEL	Compliance Demonstrated
LUP59	2212-11-2208	Yoder, Norm - Kayl Mattson Const.	RA	RR	SLA	
LUP60	2211-B-0618	Porter, Eugene	ND	R1	BOO	See: LUP53 - Compliance
LUP61	2211-B-0615	Porter, Eugene	DEMO	R1	BOO	DEMO Existing Dwelling
LUP62	2311-21-1202	Howard, Ron	RA	RR	ANT	
LUP63	2112-MZ-01	Platt, Douglas and Rebecca	RAD	R1	SOU	
LUP64	2411-07-4401	Tengdin, Terry and Judith	RA	RR	HAN	
LUP65	2110-WHB-28	Trembley, David	RAD	R1	CHE	
LUP66	241-LG4-491	Turney, Paul	ND	RR	HAN	and RA [pending 7/14]
LUP67	2409-27-4101	Chalker, Alan	RA	RR	LIB	
LUP68	2409-17-3301	Robinette, Dave	RA	RR	LIB	
LUP69	2210-31-2101	Denike, Bill and Jennie	RA	RR	SEL	
ZBA-2017-04	2211-B-0103	Porter, Eugene	ND	RR	BOO	Pending Hearing: 07/26/2017

SLU-2017-01	2112-07-4301	Perry, Jerry [River Rat]	COMM	C/RR	SOU	Pending Hearing: 07/24/2017
SLU-2017-02	2112-30-1201	Hoxeyville Productions, LLC	TEMP	RR	SOU	Pending Hearing: 07/24/2017

ND = NEW DWELLING
RA = RESIDENTIAL ACCESSORY
RAD = RESIDENTIAL ADDITION