



Wexford Joint Planning Commission

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FEBRUARY / MARCH 2026 STAFF REPORT

PLANNING and ZONING

The ‘plan and budget’ to accomplish the withdrawal of Liberty Township from the WJPC was mailed out to each Township Clerk, on Friday, February 6th. An invitation / **REMINDER** about the April 27th Annual Meeting was also included. **Liberty Township paid the amount budgeted to accomplish their withdrawal – the attorney has been directed to present an amended Ordinance and Agreement. The planner has been asked to submit a letter outlining appropriate master plan and / or zoning ordinance amendments.**

ENFORCEMENT / COMPLIANCE

There is no formal report included this month – the report is being consolidated / integrated into the same excel workbook as our Land Use (zoning) Permit activity worksheet. There has been one new concern relayed by South Branch Township about a non-permitted Short-Term Rental. **A report will be submitted to Slagle Township regarding a court order for compliance. There is a pending issue in South Branch Township regarding building / dwelling without any permits.**

TRAINING

Staff (and the Boon Township representative) viewed a virtual training session related to Data Centers (sponsored by MTA) on February 18th. **Staff participated in an MTA webinar - Squeaky Wheel Maintenance: Using Policies to Turn Complaints to Constructive Input**

Zoning Board of Appeals

There are no pending ZBA meetings. The January 28th meeting / hearing resulted in the granting of a variance to build on an irregularly shaped lot on Lake Mitchell.

Land Use Permit Activity (since last report)

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
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ND = New Dwelling RAD = Residential Addition RA = Residential Accessory

2025-150	2409-34-2101-02	Lymperis, Bill - NMI Structures	ND	RR	LIB	New Dwelling
2025-51	2211-24-3306-04	Fisk, Kyle	ND	RR	BOO	New Dwelling
2026 Permits						
2026-01	2312-17-3413	Hendler, David	RA	R1	SPR	Residential Accessory Building
2026-02	2110-LWP2-30	Cuevas, Xavier	ND	R1	CHE	New Dwelling w/Garage
2026-03	2210-36-2101-04	Anderson, Tyler - Anderson Builders	RA	RR	SEL	Storage Building
2026-04	2212-27-2405	Hornback, Jeremiah - Pine Grove Homes	ND	RR	SLA	New Dwelling
XXX	2409-18-1101	Manton Trails RV Park & Campground	TEMP PMT	RR	LIB	Camp Temp Ent. Renewal
2026-05	2212-15-3403	Maves, George	RA	RR	SLA	Storage Building

2026-06	2110-BB11829	Vankampen, Robert - Corner Concrete	RA	R2	CHE	Residential Acc. Addition
2026-07	2210-21-2101-04	Eckstein, Todd - Midwest Steel	Storage Bldg.	RR	SEL	Storage Building
2026-08	2210-12-1403	Soderman, Eric	Lean-To	RR	SEL	Lean-To on Garage
2026-09	2409-25-4202	Bailey, Lisa	ND	RR	LIB	New Dwelling (Mfg Home)
2026-10	2210-BR1-04	McCarthy, Coleman	ND	R2	SEL	New Dwelling
2026-11	2110-MPK-139	Hodges, Rick and Kate	DECK	R2	CHE	Deck Additions
2026-12	2211-35-1101-01	Ouwinga, Carl	Ag Building	RR	BOO	70' x 120' AG BUILDING
2023-13	2411-LG3-264	Richards, Jeffery	ND	R1	HAN	New Dwelling (29' x 46')
2026-14	2210-BRB-01	Risley, Hank - Thorson Construction	RA	R2	SEL	12' x 24' Patio Cover
2026-15	2210-SUN-06	Kenny, Paul	ND	R2	SEL	New Dwelling
2026-16	2210-JFG-07	Anderson, James - Cole Inc.	RAD	R2	SEL	Residential Addition
XXX	LIBERTY TOWNSHIP	LIBERTY TOWNSHIP WITHDRAWAL	LIB	LIB	LIB	WJPC WITHDRAWAL BUDGET
2026-17	2412-01-4105	Smith, Ronald - TC Exteriors	ND	RR	WEX	New Dwelling

For your review,

Robert (Bob) Hall
 Planning and Zoning Director