Wexford Joint Planning Commission
4830 E. M – 55 Highway
Cadillac, Michigan 49601

planningandzoning@wexfordjpc.org
www.wexfordjpc.org

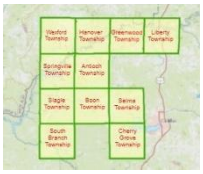
231-775-1138 x 6

AGENDA
MARCH 24, 2025 | 6:30 pm
Regular Meeting

Meeting Location: Wexford County Road Commission meeting room, 85 West Highway M-115, Boon, Michigan. Coordinates: 44° 19' 32.5" N, 85° 34' 53.4" W (44.325685, -85.581500)

- **A.** Call to order, Pledge of Allegiance, Roll Call
- **B.** Set / Amend / Approve the Agenda
- **C.** Matters pertaining to citizens, in the following order:
  1. NONE
- **D.** Public Comment
- **E.** Housekeeping Business
  1. Consent Business
     a. Approval of February 24th, 2025 'draft' Minutes
     b. Approval of Commission's Expense Report (pay the bills for MARCH 2025
  2. Treasurer's Budget Report – Donna Taylor
  3. Planning and Zoning Report – Robert Hall

- **F.** Unfinished Business and Reports (items considered here are taken up in the same order as established by the Commission to fix a priority for consideration and work done in the planning office)
  1. ADU Ordinance language discussion [WexCo ZO No. 5]
  2. Innovative Planned Unit Development Overlay Discussion
  3. Legal Letter from Attorney
  4. Final Budget for PM Presentation
- **G.** New Business
  1. Planetizen Courses | Subscription Discussion | Training
  2. Annual Meeting | April 28th | Discussion
- **H.** Public Comment
- **I.** Adjournment



Wexford Joint Planning Commission

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MARCH 2025 STAFF REPORT

PLANNING and ZONING

Insurance Quote: After providing the required information and requesting a quote from Highstreet Insurance Partners, their underwriter(s) refused to offer a quote-I have reached out to Michigan Municipal Risk Management Association (MMRMA)-they will be scheduled for our April 28th Annual Meeting if possible.

ENFORCEMENT / COMPLIANCE

The updated Compliance Report is attached. A Municipal Civil Infraction Violation Citation has been issued in Slagle Township related to junk accumulation. This event has established itself post WJPC ordinance adoption. A formal hearing is being requested to get a compliance order issued by the District Court

MORE | BETTER TRAINING OPPORTUNITY

The ZA has attached email communications as well as a course outline to this report from Planetizen. (you were emailed a link to **this video** on 03/05/2025) that details the cost to allow several WJPC members to subscribe. We have sufficient reserves set aside for training. A couple of members have expressed interest in subscribing – staff would be interested in participating as a subscriber for continuing education (see attachments to this report).

RURAL READINESS GRANT

ZA Townsend has a scheduled Zoom update for April 9th. Our ability to focus on housing related issues as a reimbursable expense expires May 31st, 2025

Land Use Permit Activity (since last report)

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
2025-07	2110-06-2204	Reddy, Brian	ND	RR	CHE	New Dwelling
2025-08	2411-LG4-365	Stendel, Mike	RA	R1	HAN	Residential Accessory
2025-09	2110-13-3107	Raymond, Scott - Alspaugh Const.	RA	RR	CHE	Residential Accessory
2025-10	2212-29-2312	Haught, Jeff	RA	RR	SLA	Residential Accessory

ND = New Dwelling RAD = Residential Addition RA = Residential Accessory

Other items of interest ---

Increase in number of parcel splits legislation passes Senate

The first 10 acres of a parent parcel or tract of land could soon be increased from four to 10 parcels under legislation approved by the Senate. Senate Bill 23, sponsored by Sen. Kevin Hertel (D-St. Clair Shores), would also allow a municipality to authorize the further partitioning of land into more parcels or tracts than allowed under the Land Division Act if the land met standards established by the municipality. The bill now moves to the House for consideration where similar legislation is being considered.

Bill would preempt local control on wedding/event barns

MTA testified before the House Agriculture Committee this week on a bill that would prohibit a local unit of government from adopting an ordinance that does not allow a barn or another facility located on a property zoned for agricultural use to be used as a commercial venue for weddings or other similar events. While House Bill 4006, sponsored by Rep. Matthew Bierlein (R-Vassar Twp.), would allow local units to regulate noise, advertising, traffic, hours of operation, or other conditions that accompany the use of the facilities or land, MTA outlined a list of concerns with the bill and potential for increased litigation.

WJPC Commission Terms of Office

Terms were originally staggered between one, two, and three years with each successive term being for three (3) years in accordance with the Michigan Zoning Enabling Act. After conferring with legal, it has been determined that whether a member was reappointed or not at the end of their initial term, they continue to serve. Staff have updated the membership list with the dates of service and will be posting online as soon as practical.

WJPC Board of Appeals Terms of Office

The **Zoning Ordinance** [Article 96, Section 9603] calls for the WJPC membership to 'nominate' Zoning Board of Appeals members from participating municipalities and forward the names to the Townships for appointments.

*****The first regular member shall be a member of the Commission***** – this position is vacant and needs to be replaced as soon as possible. The other three (3) members are (that need to be renominated or replaced with a new nominee) Bill Swank of Antioch Township, Judy Kowalski of Springville Township, Jack Prebay of Selma Township. Staff are working on new certificates of appointment certificates that can be forwarded to the appropriate Townships. The ZBA's first order of business will be an election of officers ***and*** to 'ratify previous ZBA decisions that may have been made after term expirations.

For your review,

Robert (Bob) Hall
Planning and Zoning Director

Hi Bob,

Thanks for your response. I understand budget can play a major part in moving forward with a decision like this. After our last conversation I recall how interested your team was in our Planning Commissioner Training series and I want to find a way for us to make this happen.

We can definitely rework the price with an adjusted group discount to help meet your training budget. Please see the breakdown for pricing below with the adjusted group sizes and discounts:

For 4 Users
Unit Price = $279.00
4 users x $279.00 = $1,116.00
10% Group Discount Applied
Total Annual Group Cost = $1,004.40
(Annual savings of $111.60)

For 5 Users
Unit Price = $279.00
5 users x $279.00 = $1,395.00
10% Group Discount Applied
Total Annual Group Cost = $1,255.50
(Annual savings of $139.50)

For 12 Users
Unit Price = $279.00
12 users x $279.00 = $3,348.00
25% Group Discount Applied
Total Annual Group Cost = $2,511.00
(Annual savings of $837.00)

If you have any questions or would like to hop on another quick call to go over details and make additional adjustments I'd be happy to. I want to find the best training and saving option your team!

Best,

Kat Guimapang
Head of Client Success
kat@planetizen.com | 877-260-7526 ext. 878
Let's connect! Schedule a call here.

Planetizen
3530 Wilshire Blvd., Suite 1355
Los Angeles, CA 90010

Outlook

Re: Explore Your Planetizen Courses Group Quote

From kat@planetizen.com <kat@planetizen.com>
Date Wed 3/12/2025 9:03 PM
To Bob Hall <planningandzoning@wexfordjpc.org>

Hi Bob,

Glad we could connect again today and go over questions! Here is a summary of what we discussed during our call and next steps when your team is ready to move forward:

Training Type: Planning Commissioner Training
Potential Group Size: 4-5 users
Notes: Group discounts given and shared on March 4th via email

Next Steps

1. **Group Size:** Confirm your group size and share it with Planetizen
2. **Receiving an Estimate to approve:** An official estimate will be sent to you from our system via email to review and accept
    1. Instructions to accept are listed in the email
3. **Invoicing:** Once you accept your official estimate an invoice will be drafted and sent to your team via email for processing. Net 30 terms. We accept ACH, Check, and credit card payment. If paying with a card please let us know, there is a 4% processing fee applied to your invoice.
    - **Providing a list of users:** During this step you will be asked to provide the names and emails of all those participating in Planning Commissioner Training.
    - **Subscription Start Date:** Please let us know when you'd like to begin your one-year training access. Most teams choose to start their subscription within the current month or at the beginning of the following month, but the timing is entirely up to your group. It's also common for teams to purchase their subscription in advance and set an official start date 1+ months after the invoice is processed.
    - **Reminder:** Your team will have full access to the training materials for one year from your selected start date. Let us know your preferred start date, and we'll take care of the rest!
4. **Group Creation/Access:** Our team will send each training participant an email with step-by-step instructions on how to create and access their account. Once their account is set up, participants will gain access immediately or on their designated subscription start date, depending on your team's setup.

Once those steps are completed your team will be set and ready to go with full access to our Planning Commissioner Training course!

If there's anything else I can assist with please don't hesitate to reach out. Appreciate your help and coordination Bob!

Best,

Kat Guimapang
Head of Client Success
kat@planetizen.com | 877-260-7526 ext. 878
Let's connect! Schedule a call here.

Planetizen
3530 Wilshire Blvd., Suite 1355
Los Angeles, CA 90010

March 4 at 3:34 PM, <kat@planetizen.com> wrote:

> Hi Bob,
>
> Thanks for your response. I understand budget can play a major part in moving forward with a decision like this. After our last conversation I recall how interested your team was in our Planning Commissioner Training series and I want to find a way for us to make this happen.
>
> We can definitely rework the price with an adjusted group discount to help meet your training budget. Please see the breakdown for pricing below with the adjusted group sizes and discounts:
>
> **For 4 Users**
> Unit Price = $279.00
> 4 users x $279.00 = $1,116.00
> 10% Group Discount Applied
> **Total Annual Group Cost = $1,004.40**
> (Annual savings of $111.60)
>
> **For 5 Users**
> Unit Price = $279.00
> 5 users x $279.00 = $1,395.00
> 10% Group Discount Applied
> **Total Annual Group Cost = $1,255.50**
> (Annual savings of $139.50)
>
> **For 12 Users**
> Unit Price = $279.00
> 12 users x $279.00 = $3,348.00
> 25% Group Discount Applied
> **Total Annual Group Cost = $2,511.0**0
> (Annual savings of $837.00)
>
> If you have any questions or would like to hop on another quick call to go over details and make additional adjustments I'd be happy to. I want to find the best training and saving options for your team!
>
> Best,

Kat Guimapang
Head of Client Success
kat@planetizen.com | 877-260-7526 ext. 878
Let's connect! Schedule a call here.

Planetizen
3530 Wilshire Blvd., Suite 1355
Los Angeles, CA 90010

> February 26 at 12:14 PM, Bob Hall <planningandzoning@wexfordjpc.org> wrote:
>
> > Kat -
> >
> > Thank you for checking back in - honestly, it's just not in our budget to be able to afford the group pricing. I am going to approach my commission about individual member pricing options and was hoping you could provide some details.
> >
> > My what if plan - "what if" we asked 3 or 4 tenured people who have demonstrated a keen interest in continuing education to take on the task of completing certain Plantizen programs, such as the introductory Planning and Zoning program?
> >
> > What are prices looking like if we're scaling down to a much smaller group of core individuals?
> >
> > Bob
> >
> > P.S. I am in the office from 8-5 EDT if a call would work better - out to lunch 12-1
> >
> > ---
> >
> > **From:** kat@planetizen.com <kat@planetizen.com>
> > **Sent:** Monday, February 17, 2025 6:10 PM
> > **To:** Bob Hall <planningandzoning@wexfordjpc.org>
> > **Subject:** Re: Explore Your Planetizen Courses Group Quote
> >
> > Hi Bob,
> > I hope February has been going well for you and your team!
> > Last time we spoke, you were considering next steps for **Planning Commissioner training** this year. Are you still looking at a **2-3 month timeline**, or is this something you'd be open to starting in February?
> > I ask because **Planetizen is celebrating its 25th Anniversary this month**, and as a thank-you, we're offering a **25% discount** to new groups that sign up for courses and training in February. If this fits your plans, I'd be happy to walk you through the details and help you lock in the savings.

Note: A 25% discount applies to groups of 5 or more. For teams of 3-4 users, we're happy to explore alternative discount options—let's discuss what works best for you.Best,
Best,

Kat Guimapang
Head of Client Success
kat@planetizen.com | 877-260-7526 ext. 878
Let's connect! Schedule a call here.

Planetizen
3530 Wilshire Blvd., Suite 1355
Los Angeles, CA 90010

January 29 at 6:51 PM, <kat@planetizen.com> wrote:

Hi Bob,

It was a pleasure speaking with you today! I appreciate you sharing your goals for your planning commissioners and your timeline for when you aim to get started with training. As promised, here's a summary of what we discussed, along with two pricing options for your team. I've also included a helpful PDF that outlines information about course content and our instructors.

[Helpful Information About Planning Commissioner Training]

- **1-Year Access:** Your team will have access to complete our 10-course series for a full year, starting from the date of purchase. (Example: March 1, 2025 – March 1, 2026).
- **Individual Accounts:** Each participant will have their own login and account, ensuring their progress and course completion are tracked.
- **Flexible Learning:** The courses are self-paced and asynchronous, allowing commissioners to complete training at their convenience throughout the year.
- **Group Learning Option:** Teams can go through the training together while logged into their own accounts on separate devices.
- **Curriculum:** The course content covers essential training applicable to planning commissioners in all U.S. jurisdictions.
- **Group Subscription Benefits:** Enjoy discounted pricing and cost savings when enrolling multiple participants in a group.

- **Certification:** Upon completion, each commissioner will receive a certification of completion.
- **Expert Instructors:** The series is taught by experienced professionals: Wayne Beyea, Brad Neumann, and Mary Reilly. You can learn more about them on page 2 of the attached PDF.

[Group Quotes]
Note: The larger the group the larger the discounts.
Teams with 5-10 users are eligible for a 15% discount.
Teams with 11-20 users are eligible for a 20% discount.

For 12 Users
Unit Price = $279.00
12 users x $279.00 = $3,348.00
20% Group Discount Applied
Total Annual Group Cost = $2,678.40
(Annual savings of $669.60)

For 15 Users
Unit Price = $279.00
15 users x $279.00 = $$4,185.00
20% Group Discount Applied
Total Annual Group Cost = $$3,348.00
(Annual savings of $837.00)

If you have any other questions I'm here to help!

Best,

Kat Guimapang
Head of Client Success
kat@planetizen.com | 877-260-7526 ext. 878
Let's connect! Schedule a call here.

Planetizen
3530 Wilshire Blvd., Suite 1355
Los Angeles, CA 90010

> January 29 at 8:07 AM, Bob Hall <planningandzoning@wexfordjpc.org> wrote:
>
> > Hi Kat -
> >
> > Could you please reach out via phone, if possible, today before 5:00 pm EDT.?
> >
> > Thanks!

Bob

Wexford Joint Planning Commission

Robert (Bob) Hall
Planning and Zoning Director

Dr. Ben Townsend
Zoning Administrator

401 N. Lake Street
Cadillac, Michigan 49601

231-444-6159

www.wexfordjpc.org

CLICK HERE for the APPLICATION for most residential projects
The APPLICATION fee is: $70.00 for most residential projects

From: kat@planetizen.com <kat@planetizen.com>
Sent: Tuesday, January 28, 2025 5:29 PM
To: Bob Hall <planningandzoning@wexfordjpc.org>
Subject: Explore Your Planetizen Courses Group Quote

Hi Robert,

Thank you for reaching out to Planetizen! As I work on your group's quote for a Planetizen Courses Group Subscription and Planning Commissioner training, does your team already has a budget allocated for training? Also, can you clarify how many people to you aim to participate in each training type?

Understanding this will allow me to customize the best group discounts to help your team stay within budget.

We can schedule a quick call to go over these details and your quote or we can continue via email. Let me know how you'd like to proceed.

Best,

Kat Guimapang
Head of Client Success
kat@planetizen.com | 877-260-7526 ext. 878
Let's connect! Schedule a call here.

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3530 Wilshire Blvd., Suite 1355
Los Angeles, CA 90010

Planning Commissioner Training

Planetizen Courses | MICHIGAN STATE UNIVERSITY

The Planning Commissioner Training series from Planetizen Courses offers ten courses on the essentials of citizen planning—everything from planning ethics, comprehensive plans, site plans, approval processes, planning law, zoning, and the essential role of the public in planning.

About the Instructors

Mary Reilly

Mary Reilly is a land use educator with Michigan State University Extension. She serves northwest lower Michigan but also travels statewide to provide specialized training programs on request. Mary has over 20 years of experience in planning and zoning.

Wayne Beyea

Wayne Beyea is a faculty at the MSU School of Planning, Design and Construction's Urban & Regional Planning Program. Wayne directs the American Citizen Planner Collaborative, an online training program for planning officials nationwide.

Brad Neumann

Brad Neumann is a MSU Senior Extension Educator who serves as an educational resource for local and tribal governments across Michigan's Upper Peninsula in the areas of land use planning and zoning, community and economic development and general governance topics including effective meetings and civic engagement.

Planning Commissioner Training

For group rates, contact
courses@planetizen.com

Watch Expert Training

10 hours of high quality video lessons developed by experts.

Earn A Certificate

Complete course work to receive a certificate from Planetizen Courses and MSU.

Test Your Knowledge

Take quizzes throughout training to make sure you're learning stuff.

National Curriculum

Essential training relevant to commissioners in every U.S. jurisdiction.

Course 1: Introduction to Planning

- Introduction
- Planning Official Wanted
- What is the Planning Commission?
- Private Citizen to Public Official
- Fundamental Duties
- Responsibilities of the Planning Official
- The Planning Team
- Why Be a Planning Official?
- Review Activity

Course 2: Planning Official Ethics 101

- Introduction
- What Does Ethics Mean?
- What is a Conflict of Interest?
- Potential Conflicts or "Appearance of Impropriety"
- Ethics and Conflict of Interest
- Ethical Actions
- Legislating Planning Official Conduct
- Ethics and Fairness
- APA Ethical Principles in Planning
- Other Planning-Related Codes of Ethics
- Review Activity

Course 3: What is a Comprehensive Plan?

- Introduction
- What is a Comprehensive Plan?
- Purpose and Content of a Comprehensive plan
- Contents of a Comprehensive Plan
- Functional Elements
- Historical and Background Information
- Analyses and Projections
- Vision and Issues
- Goals and Objectives
- Policies
- Implementation Strategies
- Sub-Area and Multi-Jurisdictional Plans
- Organizing the Plan
- Review Activity

Course 4: Overview of the Planning Process

- Introduction
- The Big Picture
- Planning to Plan
- Working With the Public
- Collecting and Analyzing Data
- Setting Goals and Objectives
- Drafting the Plan
- Adopting the Plan
- Review Activity

Course 5: Working with the Public

- Working with the Public
- Communication Challenges
- One-Way Communication
- Two-Way Communication
- Opinion Surveys
- Media
- Presentations
- Personal Interviews
- Town Meetings
- Focus Groups
- Design Charrettes
- Public Hearings
- Review Activity

Course 6: Basic Legal Framework for Planning Officials

- Introduction
- How are Planning Officials Empowered?
- Constitutional Law
- State and Federal Statutes and Land Use
- Statutes and Local Government Functions
- Case Law
- Common Law
- Attorney General Opinions
- Why Know All This?
- Review Activity

Course 7: Constitutional Limitations on Planning and Zoning

- Introduction
- What Are Constitutional Limitations?
- Substantive Due Process
- Equal Protection
- Eminent Domain and Just Compensation
- Takings
- Freedom of Speech
- Freedom of Religion
- Review Activity

Course 8: How Does Zoning Work?

- Introduction
- What is Zoning?
- Limitations on Zoning
- The Zoning Ordinance and the Plan
- Who Creates the Ordinance?
- The Zoning Ordinance
- The Zoning Map
- Keeping the Ordinance Current
- Nonconformities
- Zoning Administration
- Conditions on Approval
- Standards of Review
- Review Activity

Course 9: The Site Plan

- Introduction
- What is a Site Plan?
- What is Included in a Site Plan?
- Site Plan Review
- When is Site Plan Review Required?
- Overview of the Site Plan Review Process
- Application
- Investigation and Site Plan Visit
- Site Plan Review Decisions
- Documenting Decisions
- Review Activity

Course 10: Overview of the Zoning Process

- Introduction
- Words To The Wise
- The Big Picture
- Creating An Ordinance
- Adopting An Ordinance
- Amending An Ordinance
- Special Land Uses
- Planned Unit Development
- Appeals, Variances, and Interpretation
- Zoning Ordinance Enforcement
- Managing The Zoning Process
- Review Activity

Available on https://courses.planetizen.com/planning-commissioner-training

For group rates, contact courses@planetizen.com

10.16.5: ADDITIONAL DWELLING UNITS ON A PARCEL [ADU's]

Additional dwelling units on a parcel shall meet the following standards, in addition to all other standards in this Ordinance:

A. Not more than one (1) one-family dwelling meeting the minimum district dwelling requirements shall be permitted in addition to the primary dwelling on the same parcel in a zoning district zoned for residential use, provided however that the minimum lot size is at least two (2) times the district minimum lot size per Article 5 of this Ordinance. [???]

B. Property owners must prepare a site plan for the parcel depicting ~~the theoretical property lines for the individual lots in compliance with the district lot dimensional requirements in Article 5 of this Ordinance. The site plan shall also be prepared in accordance with the Land Division Act and shall locate the additional dwelling(s) as if the property were divided into individual lots. In locating the additional dwelling(s), the site plan shall ensure compliance with the dimensional requirements of Article 5 for the Zoning District in which the property is located~~. The site plan shall be approved by the Zoning Administrator prior to issuance of a Zoning Permit. No such plan shall be approved unless the Zoning Administrator determines compliance with district lot dimensional requirements in ~~Article 5~~ **the respective zoning district** of this Ordinance.

C. Additional dwellings are encouraged to share driveway access with the primary dwelling; however, if an additional driveway access is requested, the property owner, notwithstanding any provisions to the contrary contained in this Ordinance, shall receive approval of the additional driveway location and cross-section specifications from the County Road Commission if the additional driveway will connect to a County road or to a private street, or from the Michigan Department of Transportation if the additional driveway will connect to a State Highway. Additional driveways shall be approved by the appropriate road agency prior to receiving approval by the Zoning Administrator.

D. Regardless of whether access is shared or separate, the property owner must obtain an address for any additional dwelling.

E. This section is not applicable to any land within a platted subdivision. [???]

F. Travel trailers, motor homes, or recreational vehicles are not allowed to be used as accessory dwellings.

G. No short-term rentals (for periods less than one month) of additional dwellings on a parcel are allowed.

WEXFORD JOINT PLANNING COMMISSION BUDGET										
Fiscal Year July 1 to June 31 of the following year		**Year:**	**2025-2026**							
This copy printed:	**March 19, 2025**									
REVENUES										
Estimated Balance of Enterprise fund, June 31 previous budget year:										
Estimated Income to Enterprise fund for previous budget year:										
Percent for fund balance:	**20%**	**$ -**								
Additional withheld for fund balance:		$ -								
Percent for legal fund:	**20%**	**$ -**								
Additional withheld for legal fund:		$ -								
Amount transferred to Joint Planning Operating Fund		**$ -**								
Estimated Balance of Enterprise fund , start of this fiscal year:		**$ -**								
Total buget for fiscal year		**$ 50,000.00**								
Minus amount transferred from Enterprise fund		**$ -**								
Minus (plus) any balance (debt) in the operating fund on June 31:		$ -								
Total part of budget from participating municipalities		**$50,000.00**	**10**							
Muncipality	Enter Data from Wexford Equalization Depatment: Taxable Value (TV)	Enter Data from Wexford Equalization Depatment: 2024 Number of parcels			SEV in participating municipality	Number of parcels in participating municipality	20% equal share	40% proport-ionate Taxable Value (TV)	40% proport-ionate number of parcels	**TOTAL to be paid by each participating municipality**
Antioch	$33,633,897	844		**Antioch**	$29,688,006.00	803	$1,000.00	$1,174.09	$1,416.60	**$3,590.69**
Boon	$24,790,411	744		**Boon**	$21,854,622.00	744	$1,000.00	$864.30	$1,312.52	**$3,176.81**
Cedar Creek	$40,066,129	1,269		**Cherry Grove**	$134,800,378.00	2070	$1,000.00	$5,331.03	$3,651.76	**$9,982.79**
Cherry Grove	$134,800,378	2,070		Greenwood	$0.00	0		$0.00	$0.00	$0.00
Clam Lake	$84,902,583	1,871		**Hanover**	$35,957,927.00	940	$1,000.00	$1,422.05	$1,658.29	**$4,080.34**
Colfax	$26,715,936	791		**Liberty**	$25,716,477.00	751	$1,000.00	$1,017.02	$1,324.87	**$3,341.89**
Greenwood	$24,640,796	626		**Selma**	$105,209,908.00	1915	$1,000.00	$4,160.80	$3,378.32	**$8,539.12**
Hanover	$39,530,389	940		**Slagle**	$23,057,820.00	800	$1,000.00	$911.88	$1,411.31	**$3,323.19**
Haring Charter	$122,299,423	2,591		**South Branch**	$32,844,446.00	834	$1,000.00	$1,298.92	$1,471.29	**$3,770.21**
Henderson	$6,893,029	299		**Springville**	$46,684,288.00	1363	$1,000.00	$1,846.25	$2,404.52	**$5,250.77**
Liberty	$25,716,477	751		**Wexford**	$49,905,965.00	1117	$1,000.00	$1,973.66	$1,970.54	**$4,944.20**
Selma	$105,209,908	1,915								
Slagle	$25,047,319	800								
South Branch	$32,844,446	834								
Springville	$50,923,289	1,363								
Wexford	$49,905,965	1,117								
Harrietta (within Slagle)	$542,840	23								
Harrietta (within Boon)	$2,067,312	132								
Mesick (within Springville)	$6,181,149	317								
Mesick (within Antioch)	$414,531	6								
Buckley (within Hanover)	$13,235,920	519								
Cadillac City	$262,703,500									
Manton City	$16,228,200									
SUM:	$1,129,293,827	$19,822			**$505,719,837**	**11337**		**$20,000**	**$20,000**	**$50,000**

WEXFORD JOINT PLANNING COMMISSION BUDGET											
Fiscal Year July 1 to June 31 of the following year		**Year:**	2025-2026								
This copy printed:	**March 19, 2025**										
EXPENSES											
Budget Line	**11 member planing commission**	**Office of Zoning Administrator (staff, consultants)**	**3 member zoning board of appeals**	**Total**							
703 Salary/Wages: Planner	$ -	$ -	$ -	$ -							
703 Salary/Wages: zoning adm.	$ -	$ -	$ -	$ -							
703.1 Recording Secretary	$ -	$ -	$ -	$ -							
703.2. Other	$ -	$ -	$ -	$ -							
705. Per Diem for regular meetings	$ 4,620.00	$ -	$ 420.00	$ 5,040.00							
705.1 Per Diem for special meetings	$ -	$ -	$ -	$ -							
715 Joint Plan share of social security 7.5%	$ 346.50	$ -	$ 31.50	$ 378.00							
726 Office supplies and postage	$ 200.00	$ 2,000.00	$ 100.00	$ 2,300.00							
803 Consultant/Contract: zoning adm./planner	$ -	$ 6,240.00	$ -	$ 6,240.00							
803.Consultant/Contract: recording secretary	$ 600.00	$ -	$ 200.00	$ 800.00							
803 Consultant/Contract: office	$ -	$ -	$ -	$ -							
803 Consultant/Contract: Attorney	$ -	$ 15,000.00	$ -	$ 15,000.00							
803 Consultant/Contract: Planning	$ -	$ 10,000.00	$ -	$ 10,000.00							
806 Dues, memberships	$ 450.00	$ 50.00	$ 150.00	$ 650.00							
860. Mileage - regular meetings	$ 1,782.00	$ -	$ 162.00	$ 1,944.00							
860. Mileage - special meetings	$ -	$ -	$ -	$ -							
860. Mileage - training	$ 1,925.00	$ 250.00	$ -	$ 2,175.00							
860. Mileage - administration & enforcement	$ -	$ 1,000.00	$ -	$ 1,000.00							
900. Publishing	$ 200.00	$ 200.00	$ 100.00	$ 500.00							
940. Rent	$ -	$ -	$ -	$ -							
950. Contingency	$ -	$ 623.00	$ -	$ 623.00							
956. Training, conf. education	$ -	$ 850.00	$ -	$ 850.00							
999. Administrative fee, Fidicuary	$ 2,500.00	$ -	$ -	$ 2,500.00							
TOTALS	**$ 12,623.50**	**$ 36,213.00**	**$ 1,163.50**	**$ 50,000.00**							

BUDGET WORK SHEET

This copy printed: **March 19, 2025**

estimated

Budget Line	2017-2018 Budget for three fiscal years prior to this fiscal year	2018-2019 fiscal years prior to this fiscal year	2019-2020 Budget for one fiscal year prior to this fiscal year	2020-2021 Budget for this fiscal year	Thru DEC '21 Spent, this fiscal year to date	2021-2022 Proposed Budget for coming fiscal year	2022-2023 Proposed Budget	2023-2024 Proposed Budget	2024-2025 Proposed Budget	2025-2026
Budgeted Participating Municipality Share							**50,000.00**	**$50,000.00**	$50,000.00	$50,000.00
Budgeted Permit Fee Revenue							**18,900.00**	**$15,000.00**	$42,500.00	$17,500.00
Total Budgeted Revenue							**68,900.00**	**$65,000.00**	$67,500.00	$67,000.00
705.0 Reg. Meetings Per Diem	$ 3,400.00	$ 6,500.00	$ 6,500.00	$ 4,620.00	$ 1,190.00	$ 4,620.00	3,500.00	$ 3,600.00	$9,000.00	$4,080.00
705.1 Spcl. Meetings Per Diem	$ 400.00	$ -	$ -	$	$ -	$ -				
727.0 Office Supplies / Postage	$ 1,800.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 158.00	$ 2,000.00	3,000.00	$ 2,000.00	$3,000.00	$2,500.00
727.01 Admin. Fidicuary-Cherry Grove Twp.	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 1,250.00	$ 2,500.00	2,500.00	$ 2,000.00	$2,000.00	$3,200.00
000-800 **BANK FEES**	$ -	$ 50.00	$ 50.00	$ 50.00	$ -	$ 50.00	50.00	$ -		
801.01 Audit - Baird Cotter Bishop	$ 800.00	$ 3,000.00	$ 2,500.00	$ 2,650.00	$ 2,840.00	$ 2,750.00	3,000.00	$ 3,100.00	$3,750.00	$4,000.00
827.0 Zone Admin - Contract	$ 6,240.00	$ 13,500.00	$ 18,550.00	$ 15,975.00	$ 6,877.50	$ 15,975.00	15,975.00	$ 16,975.00	$22,500.00	$22,500.00
827.01 WJPC_Recording Secretary	$ 800.00	$ 600.00	$ 700.00	$ 800.00	$ 350.00	$ 1,000.00	1,000.00	$ 1,200.00	$1,200.00	$1,200.00
801.0 Internet / Web / Office	$	$ 500.00	$ 775.00	$ 775.00	$ -	$ 1,250.00	1,250.00	$ 7,000.00	$3,000.00	$1,250.00
827.03 WJPC - Attorney - Legal	$ 13,000.00	$ 5,500.00	$ 7,500.00	$ 7,500.00	$ 2,160.00	$ 10,000.00	9,000.00	$ 7,000.00	$10,000.00	$7,500.00
827.04 WJPC - Planning Consultant	$ 10,000.00	$ 9,000.00	$ 22,500.00	$ 12,500.00	$ -	$ 10,000.00	10,000.00	$ 5,000.00	$10,000.00	$5,000.00
827.02 Asst. ZA	$	$ 9,000.00	$ 10,000.00	$ 9,950.00	$ 2,990.00	$ 9,950.00	9,950.00	$ 10,550.00	$11,000.00	$10,200.00
860.0 Mileage - Regular Meetings	$ 2,000.00	$ 4,625.00	$ 4,625.00	$ 4,625.00	$ 870.00	$ 4,100.00	3,900.00	$ 3,500.00	$3,500.00	$3,500.00
									$0.00	
MDARD RURAL READINESS GRANT									$25,000.00	
									$0.00	
	$	$ -	$ -	$	$ -	$ -			$0.00	
900.0 Publishing	$ 700.00	$ 775.00	$ 3,000.00	$ 2,000.00	$ 1,366.00	$ 2,000.00	2,000.00	$ 1,000.00	$5,000.00	$1,500.00
910.0 Insurance	$ 3,385.00	$ 2,600.00	$ 2,800.00	$ 2,750.00	$ 2,941.00	$ 3,100.00	2,750.00	$ 3,500.00	$3,600.00	$9,000.00
940.01 Rent - Cherry Grove Twp. - WexCo2025	$ 1,200.00	$ 1,200.00	$ 2,400.00	$ 2,400.00	$ 1,200.00	$ 2,400.00	2,400.00	$ 3,200.00	$3,200.00	$3,205.00
958.0 Dues - memberships	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ -	$ 650.00	650.00	$ -		
960.0 Training - Conference - Education	$ 850.00	$ 1,000.00	$ 2,250.00	$ 2,250.00	$ 3,000.00	$ 3,000.00	4,000.00	$ 3,775.00	$4,000.00	$4,000.00
990.0 Contingency / Legal Defense	$	$ -	$ -	$	$ -	$ 29,500.00	**29,500.00**		**$37,980.00**	**$16,527.00**
TOTALS	**$ 47,725.00**	**$ 62,000.00**	**$ 88,800.00**	**$ 73,495.00**	**$ 27,192.50**	**$ 75,345.00**	**74,925.00**	**$ 73,400.00**	$119,750.00	$82,635.00
EstimatedBeginning Fund Balanc								**$ 98,912.00**	$117,375.00	$110,000.00
								$ -		
Estimated Ending Fund Balance									$81,770.00	