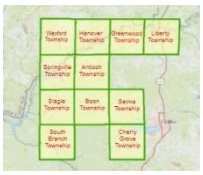

Wexford Joint Planning Commission

4830 E. M – 55 Highway

Cadillac, Michigan 49601

231-775-1138 x 6 planningandzoning@wexfordjpc.org www.wexfordjpc.org

MAY 2025 STAFF REPORT

PLANNING and ZONING

Insurance Quote: There have been no responses for quotes requested related to insuring the Wexford Joint Planning Commission. Staff reached out to several agencies at the MTA conference in early April with no success.

ENFORCEMENT / COMPLIANCE

Currently working with legal regarding a FINAL warning letter in an effort to avoid any extraordinary costs pertaining to an issue in Slagle Township. Warm weather and no snow means more community visibility and time on the road.

TRAINING OPPORTUNITY

Staff has arranged to coordinate registration (**New Commissioner Training**) of interested WJPC members with the Planetizen representative during the next 7-10 days.

RURAL READINESS GRANT [*LEO | Department of Labor and Economic Opportunity*]

ZA Townsend conducted a Zoom update on April 9th that discussed a status update and the need to submit a final report. Staff will submit a copy of the final planner's bill and proof of payment for reimbursement to the WJPC in the amount of $6073.50

WJPC Board of Appeals Terms of Office

The **Zoning Ordinance** [Article 96, Section 9603]: per the decision of the WJPC at the April – Annual meeting, communication was forwarded to Boon, Liberty, Selma, and Springville Townships regarding ZBA member nominations. As of this writing staff has confirmed at least two (2) ZBA appointments | we have a quorum to do business ----- Because most of our ZBA activity takes place in Cherry Grove and Selma Townships, a letter was sent to their boards requesting immediate appointments for the remaining (5th) members.

Zoning Board of Appeals

The Zoning Board of Appeals will meet on Wednesday, May 28th at 6:00 pm to conduct a public hearing related to a dimensional variance request.

Land Use Permit Activity (since last report)

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
2025-11	2212-29-2312	Haught, Jeff	RA	RR	SLA	Residential Accessory
2025-10	2409-17-2402	Traut, Steve	RA	RR	LIB	New Dwelling
2025-12	2212-21-4205	Demaray, George	RAD and RA	RR	SLA	Residential Accessory and Add.
2025-13	2110-HP-14	Rocca, Helen	Deck - Screen	R2	CHE	Deck with screened in porch
2025-14	2312-22-2302	Minuado, Sebastian	RAD	RR	SPR	Residential Addition
2025-15	2210-12-1101-01	Martz, Larry - Martz Const.	RA	RR	SEL	Residential Accessory
2025-16	2312-04-4401	Russell, Rebecca	RA	RR	SPR	Residential Accessory
2025-17	2110-MPK-163	Lee, Aho - Joshua Stark - DENIED	RA	R2	CHE	Residential Accessory
2025-18	2211-LPM-13	Lyon, Scott - HR Properties Restoration	ND att. Garage	R1	BOO	New Dwelling att Garage
2025-19	2210-13-3101	Park, Ryan	RA	RR	SEL	Residential Accessory
2025-20	2409-33-3103	Moffit, Claud	RA	RR	LIB	Residential Accessory Add.
2025-21	2311-06-1101-05	Petkovsek,Sarah & Wenglikowski, Matthew	ND	RR	ANT	New Dwelling
2025-22	2409-34-1101	Root, Kory - Colecchio Contracting	ND	RR	LIB	New Dwelling
2025-23	2312-09-2301	Wright, Gregory	ND	RR	SPR	New Dwelling
2025-24	2210-06-1101	Bailey, Joshua	Ag Building	RR	SEL	Ag Building
2025-25	2110-21-4401	CHERRY GROVE TOWNSHIP	CIVIC	RR	CHE	PAVILLION
2025-26	2409-07-3103-03	Moore, Ted-Carpentry Plus	DECK	RR	LIB	DECK | Detached
2025-27	2312-17-3103	Martin, Joseph	ND	RR	SPR	New Dwelling
2025-28	2312-21-1404	Roberts, Frank	ND	RR	SPR	New Dwelling
2025-29	2110-17-3305	Gildersleeve, Daniel	RA	RR	CHE	Ag Building
2025-30	2110-AP-034	Jacobs, Catherine	RA	R2	CHE	Residential Accessory
2025-31	2110-STAC-06	Cicero, Michael	RA	R1	CHE	Residential Accessory
2025-32	2311-06-3203-04	JBP Properties - Jim Fuller	Comm Store	COMM	ANT	COMM Storage Unit
2025_33	2411-35-3201-01	Johnson, Skip - Alspaugh Const.	RA	RR	HAN	Residential Accessory
ZBA-2025-01	2110-MPK-163	Aho, Larry - King&King	APPEAL	R2	CHE	Residential Accessory
2025-34	2312-06-3101	Beckelic, Samuel	DECKS	RR	SPR	2 Decks (replacement)
ZBA-2015-02	2210-26-4407	Dejaegher, Robert (bob) and Tish	VARIANCE	R2/B1LU	SEL	N/C Variance Request
2025-35	2110-WHB-23	McCool, Randy - Gurden Construction	RA	R1	CHE	Residential Accessory
2025-36	2110-10-1126	Cool, Mike - Gurden Construction	RA	R1	CHE	Residential Accessory

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

For your review,

Robert (Bob) Hall
Planning and Zoning Director