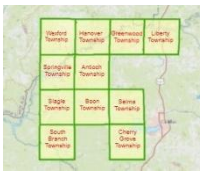

Wexford Joint Planning Commission

4830 E. M – 55 Highway

Cadillac, Michigan 49601

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

JULY 2025 STAFF REPORT

PLANNING and ZONING

[*This topic intentionally left blank for the July 23rd, 2025 Planning Commission meeting*]

ENFORCEMENT / COMPLIANCE

There is one matter in Slagle Township that the attorney has sent a 'final' notice of compliance to. The time has passed for compliance – the alleged violator erected a 6' privacy fence across the entire width of the property in an attempt to 'hide' the violation. Preparing citation requesting a formal hearing.

There is also a recurring issue in Antioch Township on M-115 involving misc. vehicle, and junk accumulation – working on communication with property owner.

TRAINING OPPORTUNITY

Access to the PLANETIZEN courses should be up and running for all those who signed up [Springville, Hanover, South Branch, Selma, Liberty, and Staff)

Zoning Board of Appeals

The Zoning Board of Appeals met on Wednesday, June 25th at 6:00 pm for a regularly scheduled meeting. This meeting involved the review of a confidential legal memo concerning the approval of a 'stipulation agreement' related to a particular parcel in a subdivision. In brief, the ZBA recommends that the WJPC staff present options to the WJPC for alternate definitions related to the definition of PARCEL and / or other definitions as may be deemed appropriate so as not to be in conflict with zoning ordinance text.

The Zoning Board of Appeals was also scheduled to meet to hear a dimensional variance request for a property on Lake Mitchell on June 23rd – a decision was not available at the time of this report.

Land Use Permit Activity (since last report)

Permit #	Parcel #	Applicant Information	Use Type	ZONE	TWP	Zoning Comments
2025-69	2312-07-1302	Kent, Nina and James	RA	RR	SPR	Residential Addition
2025-70	2412-04-2301	Olds, Justin	ND	RR	WEX	New Dwelling
2025-71	2411-LG3-279	Ratcliffe, Jim	ND	R1	HAN	New Dwelling
2025-72	2112-21-4301	Bridges, Wade	Stairs	MPR	SOU	Stairs to Pine River
2025-73	2110-BB55801	Nichols, Roy	ND	R1	CHE	New Dwelling
2025-74	2409-30-1401	Walters, Travis	ND	RR	LIB	New Dwelling
2025-75	2411-LG4-458	Eatmon, James	RA	R1	HAN	Residential Accessory
2025-76	2110-BB55863	Skutt, Paul	RA	R2	CHE	Residential Accessory
2025-77	2212-32-3101	Mills, Daniel	RA	RR	BOO	Residential Accessory
2025-78	2409-29-1201	Swanson, Gary - American Steel Bldrs	RA	RR	LIB	Storage Building
2025-79	2312-05-1103-01	Dewyer, Jamie	RA	RR	SPR	Ag. Building
)A-2025-03	2110-WBP-01	Hanus, Carolyn	VARIANCE	R2	CHE	VARIANCE REQUEST
2025-80	2312-21-1403	Spencer, Alex	ND	RR	SPR	New Dwelling w/Garage
2025-81	2112-34-2105	Marks, Jacquelin	ND	RR	SOU	New Dwelling
2025-82	2110-28-2102-04	Seehase, Robert - Kayl Mattson Const.	ND	RR	CHE	New Dwelling
2025-83	2110-CLE-47	Probst, Chris - The Wooden Toolbox	DECK	R1	CHE	8' x 16' DECK
2025-84	2212-10-3302	Plamondon, Ernest - Cedar Crk Storage	RA	RR	SLA	16'x24' Residentail Accessory
2025-85	2311-16-3202-01	Moses-Gerst, Kathleen - Lakeside Cabins	ND	RR	ANT	16'x50'
2025-86	2211-18-1401	Hall, Jason - DC Construction	RA	RR	BOO	30'x56" Pole Building
2025-87	2212-27-2409	Black, Randy	RA	RR	SLA	Residentail Accessory
2025-88	2412-01-4116	Bakunets, Dmitriy	ND	R1	WEX	New Dwelling
2025-89	2411-RV-56-01	White, Phillip	ND	R1	HAN	New Dwelling
2025-90	2110-08-4203	Yonkman, Robert - Little Valley Homes	ND	RR	SOU	New Dwelling

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

For your review,

Robert (Bob) Hall
Planning and Zoning Director