Wexford Joint Planning Commission
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231-444-6159

DRAFT Meeting Minutes

Time & Date: 6:30pm, Monday, September 28, 2026
Meeting location: 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@630pm, Pledge of Allegiance, Roll Call

Members Present: Mike Woodward, Chair (Hanover)
Ben Hicok, Vice Chair (Cherry Grove)
Lori Wetherell, Secretary (Selma)
Donna Taylor, Treasurer (South Branch)
Richard Harvey (Boon)

Members Absent: **Jim Fuller (Antioch)
**Tim Simerson (Springville)
**Rick Tallieau (Wexford)
**David Spoylar (Slagle)

Others Present: Robert Hall, Zoning Administrator
Ben Townsend, Assistant Zoning Administrator
Heather O'Connor, Recording Secretary via telecom

B. Set/Amend/Approve the Agenda: Motion to approve Agenda as amended by adding Review Article 94 under new business made by **Richard Harvey**, supported by **Ben Hicok** and passed via voice vote. See (Agenda).

C. Matters pertaining to citizens, in the following order:
1. **None**

D. Public Comment - Chair recognized one (1) members of public present. **Mr Fox** Comment regarding solar panels and status update

E. Housekeeping Business
1. Consent Business
   a. Approval of August 24, 2026 DRAFT Minutes – Motion to Approve the August 24, 2026 Meeting Minutes as presented made by **Richard Harvey** supported by **Mike Woodward** and passed via voice vote. See (Proposed Minutes).
   b. Approval of Commission Expense Report (pay the bills for September 2026) – Motion made by **Ben Hicok**, supported by **Donna Taylor** and passed via voice vote. See (Bills & Supporting Documents)

2. Treasurer's Budget Report – Donna Taylor – See (Bills & Supporting Documents). Motion to approve Treasurers Budget Report made by **Mike Woodward**, supported by **Richard Harvey** and passed via voice vote
3. Planning & Zoning Report – Robert Hall – See (Staff Report).
   See excerpt:

PETITION TO AMEND THE ZONING ORDINANCE

As of the date of this report (September 23, 2026) the following Townships have return their 'CERTIFICATE OF ACTION FOLLOWING RECEIPT OF RECOMMENDATION FROM THE WEXFORD JOINT PLANNING COMMISSION' to: **Accept the recommendation of the WJPC and deny the request to amend Article 30 by adding "Utilities [22]" as eligible special uses in the Agricultural-Forest Production Land Use District**.

Cherry Grove Township	September 9, 2026
Antioch Township	September 3, 2026
Wexford Township	September 2, 2026
Springville Township	September 1, 2026
South Branch Township	August 19, 2026
Hanover Township	August 10, 2026

F. Unfinished Business & 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)

G. New Business –

1. Moratorium Article | PC Administrative Body – See (Moratorium Article)
2. Participating Townships | ZO Amendment - See (Sample Data Center Ordinance) recommendation to deny was supported by majority of the townships
3. Staff | PC Discussion – Budget / Future Projects
4. Future Training – Excerpt from Staff Report "Please be reminded that training is offered, and two (2) hours annually is mandated in the Bylaws of the WJPC. The Michigan Citizen Planner course is the place to START! Alternatively, planner Grobbel has offered to submit a proposal for a series training classes that could be incorporated into our regularly scheduled monthly meetings, or perhaps even a special meeting."
5. Review Article 94 (added under Item B): Site Plans & Site Plan Review – at one time had checklists; need page numbers on documents – requests differentiation between what is the applicant input vs Zoning Administrator input

H. Commissioner Discussion – None additional

I. Public Comment – Mr Fox noted farmland leased for investment unknowingly now controlled by outside entity for solar panels and wind mills on a large scale

J. Adjournment – Motion to adjourn made by **Mike Woodward**, supported, and adjourned at 7:07pm.

Prepared by Heather A. O'Connor, Recording Secretary for Secretary

Respectfully submitted

Lori Wetherell

Lori Wetherell, (elected) Secretary

*Notice of Absence provided
**Notice of Absence NOT provided