

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14714 Lincoln Avenue, Thompsonville, MI 49683
Meeting Minutes – June 6, 2013

Vice Chair Jack Richter called the meeting to order at 6:30PM followed by the Pledge of Allegiance. Chris Jones was announced as the new Weldon alternate member and introductions were made.

Present at roll call: JPC members Jack Richter, Peggy Minster, Shelley Greene, Don Suchocki, Bryan Matthews and Debra Franke and Alternate members Mike Foust, Chris Jones and Irene Dunham Thayer. Absent: Pat Workman (excused). Arrived after roll call: Eugene Allen (6:40PM), Sue Meredith (6:50PM) and Zoning Administrator Craig Meredith (6:50PM).

Citizen Matters. None.

Public Comment. None.

Agenda Additions/Corrections. None.

Approval of Minutes. Debra moved, seconded by Peggy to accept the minutes as presented. Ayes: all, motion carried.

Review Joint Zoning Ordinance Initial Draft. Reading of the first submittal continued from the last meeting. The following comments and questions arose after reviewing the draft JZO.

Article 13 – Site Plan Review

Shelley asked if a fee would be required for the JPC to review an optional preliminary site plan. Don's experience has been no fee is charged; projects are usually large and costly. Sue said it's usually reviewed at the regular meeting and the applicant gets a feeling how the project will go. She suggested asking Mark Eidelson for guidance on how others handle it. Jack asked if the JPC could waive a second meeting fee, if needed, considering the investment involved and to demonstrate the JPC's willingness to work with the applicant. Irene pointed out Section 3.8 Application Fees covers professional review and fee. Craig has a preliminary site plan from Crystal Mountain for review at Weldon's June planning meeting. There will be no charge unless a special meeting is needed. Shelley suggested it could be also addressed in the fee schedule.

- **Section 13.3(D):** Shelley asked who keeps the approved site plans; Don felt the JPC secretary and Zoning Administrator should each keep a copy. Unless covered elsewhere in the JZO, this section should state that the Zoning Administrator shall be responsible for returning the third copy to the applicant.
- **Section 14.5(B):** Craig asked about authorized hours of operation; does it mean expansion to a second shift, for example, requires a permit? Several members felt it would and gave examples of how a change in hours could affect the surrounding area. A Special Land Use permit is subject to a public hearing and hours of operation are included. This should be pointed out to the applicant.
- **Section 14.6:** renumber after item 2 (there are two 2s).

Article 15 – Joint Zoning Board of Appeals (JZBA)

- **Section 15.2(A) Establishment and Appointment of Members:** states nine members; the number of members is yet to be decided.
- **Section 15.3(B) Meetings and Quorum:** states five members for a quorum; this is an open item.
- **Section 15.5(C)3 Record of Facts/Transmission of Record:** second sentence: add a period after "being appealed" and start a new sentence "The JZBA shall not consider..."
- **Section 15.5(C)5 Decision:** states six members for concurring vote; this is an open item.

- **Section 15.6(B)3 Decision:** states six members for concurring vote; this is an open item.
- **Section 15.6(B)3b Decision:** change “finds” to “find.”
- **Sections 15.5(C)1 and 15.6(B)1:** confirm number of copies once JZBA membership is decided.
- **Section 15.7(C)1 Application Requirements:** change “chose” to “choose” in second sentence. Confirm at later date the number of copies required (currently a minimum of seven).
- **Section 15.7(C)3 Decision:** states six members for concurring vote; this is an open item. Don asked why there is a one-year time limit. Ask Mark to provide an explanation.

Article 16 – Zoning Map and Text Amendments

- **Section 16.3(A) Application, Distribution and Data:** confirm if twenty copies are needed.
- **Section 16.3(C) Additional Hearings:** why would one legislative body hold an additional hearing rather than all three? Is it based on the location of the property and because it is at the property owner’s request?

Ordinance Amendment for ZBA. Sue will follow up with Dick Figura on language to amend the Joint Ordinance to provide for a single Joint Zoning Board of Appeals.

Unfinished Business and Reports.

- A. Clean-up committee update: Debra had only a few responses for Colfax. Shelley will visit a couple other locations mentioned. She also advised that the county recycling coordinator is looking into a special tire collection program for our area. A household hazardous waste flyer was distributed.
- B. Expense/compensation approval: Peg moved and Bryan seconded to pay the LANDPLAN invoice of \$1,200.00. The compensation authorization form was approved for payment.
- C. Zoning Administrator update: Craig reported on land use and Natural River permit applications. He advised there are new developments coming on Right to Farm and recreational use of horses and is working with Kurt Schindler on clarification in rural residential areas. Craig plans to attend an MTA workshop covering Right to Farm and Land Division. He gave updates on Production Industries which is looking for a new location and also the Crystal Mountain affordable housing project. The Stone property taxes would become uncapped if the State of Michigan purchases the parcel.

Correspondence. Shelley received the new insurance policy from ParPlan.

Adjournment. Don moved, second by Shelley to adjourn at 9:00PM.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.