

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14714 Lincoln Avenue, Thompsonville, MI 49683
Meeting Minutes – July 11, 2013

Sue Meredith declared the meeting open at 6:30PM after the Pledge of Allegiance.

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

Citizen Matters. None.

Public Comment. None.

Agenda Additions/Corrections. Sue received agreement to cover a New Business item after Approval of Minutes.

Approval of Minutes. Debra moved, seconded by Jack to accept the June 6 minutes as presented. Ayes: all, motion carried.

New Business. Sue reported that Fran Griffin resigned as Weldon Township clerk and the new clerk Lee Kane does not want to take on the JPC function at this time. Eugene asked isn't it just a matter of cutting checks? Sue said funding also has to be tracked. Shelley asked if she was made aware of the ordinance. Sue doesn't believe the new clerk has a problem down the road; it is just that everything is new to her. Sue called Dick Figura; he said any change would require an amendment to the Joint Ordinance. She also asked him about this body having a treasurer to handle the funds, but he was hesitant on the issue as it opens new responsibilities and would also require an amendment. Sue asked attendees for their thoughts. Eugene asked about the workload involved, and Sue said the open items were LANDPLAN's invoice, our checks and incoming funds due from Weldon and Colfax. She also mentioned quarterlies and W2s. Discussion; Eugene asked if it would help to forego our checks this month while the new clerk becomes acclimated. Jack asked if it was a matter of becoming acquainted with duties and responsibilities. Sue said yes, it is not an issue of compensation but rather that Lee wanted to hold off until she was comfortable with what she was doing. Members acknowledged learning curves are part of a new job. Jack didn't know how we could do it and was agreeable to delayed payment, noting the expense of republishing ordinances. Sue said it would require another entity willing to take it on and an ordinance amendment. Debra said we won't know that until next month; she will talk with Mary Wixson and Shelley will contact DeAnn Mosher. Sue said Fran would be available to Lee to answer questions. More discussion followed. Sue will talk further with Lee.

Review Joint Zoning Ordinance Initial Draft. Articles 5 and 7 of the second submittal were reviewed. The following comments and questions arose after reviewing the draft JZO.

Article 5 – Planned Unit Development (PUD) District

- **Section 5.3(A)6:** Shelley commented on whether there were potential control issues we should be aware of or plan for, such as what if a property was sold before project completion.
- **Section 5.7(A):** Shelley asked how the number or percentage of proposed residential units in a phasing plan was determined. Craig and Sue gave examples in Weldon on mixed use requirements and said it is included in the plan review process.
- Need to confirm the quantity of 20 copies in Section 5.6(B)1 (C)1 at a later date.

Article 7 – Nonconforming Lots, Uses and Structures

- **Section 7.3(A)4(a):** correct “sentiment” to read “settlement.”
- **Section 7.4(A)2:** Sue asked who pays for the qualified building appraiser to identify the extent of destruction of a structure and the cost to replace. It was agreed the property owner does, and Pat added that the building inspector should probably be involved, too. Words should be added to clarify this is the owner’s expense and also include it in the fee schedule.
- **Section 7.5(A)5:** Shelley asked if the not-to-exceed 10% replacement cost in a calendar year was the same item extensively discussed in an orientation meeting. It was; she read the April 4 minutes on the issue. Same questions remain – how can it be monitored, what is the consequence if exceeded and should there be a limit? How do others municipalities address this?

Ordinance Amendment for ZBA. There were no concerns with the email from Sue. It contained language from Dick Figura for a Joint Ordinance amendment to provide for a single Joint Zoning Board of Appeals. It will be presented for approval at the August meetings by Debra for the Village, Sue for Weldon and Shelley for Colfax.

Crystal Mountain – Production Industries and Affordable Housing Projects. Craig provided an update on two projects presented to the Weldon Planning Commission. Jay White has been working on a 38-acre parcel at Weldon/Lindy Roads for Production Industries currently in Frankfort. A 250’ by 100’ building is planned with inside material storage; oils and fluids will be recycled. In business since 1915, PI produces heavy-duty chains; current employment of 8 is expected to increase to 15-18. Crystal Mountain will perform a land division for sale of the property. Proximity to airport will require diffused lighting; shipping is by common carrier so Class A roads are not required. Work shifts may increase to two. Necessary approvals will be sought with National Aeronautics, road commission, school, soil erosion, etc. For the affordable housing, Crystal Mountain has formed a partnership with MHT Housing and has surveyed several local employers. An income limit would be set at approximately \$31,500. This project is still in the early stages with an initial plan for two phases of 24 residences in each phase. Entrances would be on Weldon Road. A buffer would divide the two projects.

Craig continued with his Weldon Zoning Administrator update. Crystal Mountain has a permit for the new chairlift and buildings. Residents at King/Pioneer Roads wish to blacktop their private road under a special assessment. Brian Bury (DNR) approved an amendment to add deck to the original Yankel plan for a garage. A pole building permit was approved for a Lindy Road property. Craig attended a Right to Farm workshop; changes are extensive and take effect June 1, 2014. Jack asked about the Lindy Road project – it is still planned for next year. A one-mil millage request is planned by the county road commission in November. Fifty percent would be for overnight snowplowing of primary roads; the other half would be held for each township for special projects on a cost sharing basis of 75% township/25% road commission. Sue asked if we wanted Jay White to give project overviews at the August meeting; it was agreed it would be worthwhile. Craig said Crystal Mountain’s master plan is being updated.

Business and Reports.

A. Clean-up committee update: Debra said it went well and there were only three for Colfax. She heard from many residents that they hope we continue the effort and received a thank you note for the committee from a resident in Weldon. Shelley said the Colfax board would like to see it extended to everyone, not just in the Village. She said this will take a lot of thought and coordination to communicate since there is no budget; all ideas are welcome. Good job, everyone!

B. Expense/compensation approval: the LANDPLAN invoice of \$1,880.00 was approved as well as the compensation authorization form.

New Business. Shelley said there have been no updates to the Colfax website; the township is waiting to hear from the family of the webmaster. She said the county commissioners will hold a regular meeting at the Village hall on July 16.

Correspondence. A ballot was received for the Par Plan board of directors election. Copies of Par Plan News were provided. Sue gave a reminder on I-9 forms.

Adjournment. Shelley moved, second by Debra to adjourn at 8:20PM.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.