

Colfax Township, Weldon Township and Village of Thompsonville  
Community Joint Planning Commission  
14714 Lincoln Avenue, Thompsonville, MI 49683  
Meeting Minutes – August 1, 2013

Sue Meredith declared the meeting open at 6:31PM after the Pledge of Allegiance.

Present at roll call: JPC members Jack Richter, Peggy Minster, Shelley Greene, Sue Meredith, Don Suchocki, Debra Franke; Alternate members Mike Foust, Chris Jones; and Zoning Administrator Craig Meredith. Irene Dunham Thayer arrived at 6:47PM. Absent: Pat Workman, Eugene Allen and Bryan Matthews (excused). Guests: Doug Mansfield, Jay White, Ron Hitesman and Ron Evitts.

Citizen Matters.

- Sue introduced Doug Mansfield of Mansfield Land Use Consulting. Doug discussed plans for the new Production Industries facility to be located on Weldon Road at M115 and gave an overview of the company. A 25,000 square foot building will be on a 4.6 acre parcel with a 100 foot buffer zone with a 10-15,000SF area for a possible future addition. Road commission has okayed; no problems expected with FAA or other approvals. Chadco Industries is the owner, in business for 98 years. A public hearing is scheduled for August 28 with the Weldon Planning Commission. Construction is expected early in 2014. A layout of the site was also reviewed.
- Jay White spoke on Crystal Mountain Resort & Spa's affordable housing project. Application for the project will be made in February. The first phase plan is for 48 units with 2-3 bedroom apartments to be rented based on income level; residents must be employed. CM is partnered with MHT Housing. Jay explained that affordable workforce housing must be located in communities with available water/sewer service. CM will extend its service to the project by boring under M115. The 4 buildings will be 2 stories with 12 units each. A second phase will be evaluated in the future. Don asked if it would be to CM's standards; Jay said similar construction would be cost-prohibitive but it will be attractive. He said MHSDA funding is available for recapitalization after 15 years for renovation/facelift.

Public Comment. None.

Agenda Additions/Corrections. Approved as presented.

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

Joint Ordinance/Fiduciary. As reported at the July meeting, Sue said the Weldon clerk is not ready to take on the JPC responsibility. She received a call and email from Debra that Mary Wixson is interested, said it needs discussion and if that's how we proceed it will require an amendment. Jack suggested payment to members every quarter to help reduce paperwork to avoid an amendment which requires publication and a public hearing. Shelley gave her views opposing an amendment and said DeAnn Mosher was not interested in Colfax acting as fiduciary. Ron Hitesman said when Lee Kane was appointed clerk nothing was mentioned about the JPC and was initially overwhelmed with the clerk duties as a new official; down the road she said it would probably not be a problem. After listening to the JPC's discussion, Ron felt that if quarterly payment is an option the issue could be resolved with the township board. Jack pointed out that once the zoning ordinance is adopted the JPC does not need to meet every month. Sue discussed the history of the work as being on a contract basis as well as expenses to Weldon (postage, etc.). Sue and Ron will meet with Lee. Craig asked about a deputy clerk; none has been appointed. Jack moved that the board accept payment quarterly beginning in October, seconded by Don. Ayes: all; motion carried. Ron Evitts expressed interest in attending the meeting with Lee since he was the one who originally talked with Fran.

Review Joint Zoning Ordinance Initial Draft. Article 18 of the second submittal was reviewed. The following comments and questions arose after reviewing the draft JZO.

**Article 18 – Planned Unit Development (PUD) District**

- **Section 18.8(A)2:** Remove period after “accessory use” and make “Including” lower case.
- **Section 18.8(E)1:** Change Table 3-4 to 4-4.
- **Section 18.8(E)2:** Question: all yards may be occupied around the dwelling as long as they don’t exceed 25% of each?
- **Section 18.9:** For reader’s ease, after definitions, add a two-column table (Class 1 and Class 2) and list Authorizations/Standards and Standards for each. Discussion on day care; Debra says the state regulates. Craig raised issue of gun/ammo shop in a home; Peggy will bring Almira Township’s ZO which addresses it.
- **Section 18.10:** Remove “a” before “thirty (30).” Extensive discussion on impact to livelihoods. Grandfather current vehicles or issue permits? What is fair to everyone – current and future homebuyers? Similar comments on Section 18.12 with off-road and all-terrain vehicles. Was compared to non-conforming structures...it has been going on without complaint. Explanation was read based on orientation meeting and what is in Weldon’s ordinance. Section 18.10 is new, added at the JPC’s request, and needs further consideration before reaching a decision. It may present a hardship but the JPC wants to improve the area’s appearance.
- **Section 18.11:** Strong opinions were expressed on this section. It is too limiting and basically eliminates gazebos, pergolas, covered porches attached to homes, etc. There are many designs for outdoor living areas. Agree with some of the section such as setbacks and railings. Need to reconsider so the section allows more flexibility.
- **Section 18.12(B)2:** “Setback” should read “set back.”
- **Section 18.13:** Breeders and potentially dangerous animals such as boa constrictors or long-haired swine (feral) are not addressed. How is this handled elsewhere? The Keeping of Livestock was discussed; only one animal is permitted per 10,000SF. This does not seem reasonable even in high density districts.
- **Section 18.14:** Add “been” to read “have been or may be adopted.”
- **Section 18.15(3):** Revise so finished side always faces out.
- **Section 18.16:** Needs work...in-ground vs. ready-to assemble; establish a minimum size?
- **Section 18.18(B)2:** Add the word “five” before (5).
- **Section 18.18(B)3:** Does this mean plantings are in addition to a berm/wall/fence?
- **Section 18.19(C):** Change “B” to “C” at Standards. Craig said ambulances need to be safe on steep grade areas. Is #3 sufficient – 10’ width and 15’ height? This could be covered during permit approval process.
- **Section 18.20:** Ask Mark to confirm if any of this section can be eliminated by referring to County standards. It may all be necessary if related to a site plan.
- **Section 18.20(C):** Article 15 should read Article 13 in two places.
- **Section 18.20(E):** Why the 1320’ private road limit and the need for a second intersection with a public road?

Ordinance Amendment for ZBA. Draft language will be presented for approval at the next township/council meetings by Sue, Debra and Shelley.

Unfinished Business/Reports

- Zoning Administrator Update. Craig approved a site plan for a new house in Mountain Woods. Mr. Yankel needs an application for a deck. Owner on Gunn Road has changed his mind on building due to property characteristics. Craig will meet with Lindy Road property owner to cover several issues.

Craig gave an update on the property across from the airport; it has a new owner. Brief discussion on Weldon and Karlin properties.

B. Expense/compensation approval: Jack asked about Colfax/Weldon payments. These will be presented at the next meetings. They should be automatically scheduled each year upon approval of the annual JPC budget to meet timing in the Joint Ordinance with the fiscal year. LANDPLAN invoice was approved.

Correspondence. None other than the approved invoice.

Adjournment. Next meeting is September 5 to review Zoning Districts. Shelley moved, second by Peggy 9:40PM.

Respectfully submitted,

Shelley Greene

Secretary

*Minutes are proposed until approved at the next meeting.*