

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14714 Lincoln Avenue, Thompsonville, MI 49683
Meeting Minutes – September 5, 2013

Sue Meredith declared the meeting open at 6:32PM after the Pledge of Allegiance.

Present at roll call: JPC members Jack Richter, Shelley Greene, Sue Meredith, Don Suchocki, Debra Franke and Eugene Allen; Alternate members Mike Foust and Chris Jones; and Zoning Administrator Craig Meredith. Irene Dunham Thayer arrived at 6:47PM. Absent: Irene Dunham Thayer, Bryan Matthews (excused) and Pat Workman. Peggy Minster arrived at 7:35PM.

Citizen Matters/Public Comment. None.

Agenda Additions/Corrections. Approved as presented.

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

Review Joint Zoning Ordinance Initial Draft. Review of Articles 4 and 19 of the second submittal resulted in the following comments and questions.

Article 4 – Zoning Districts, Regulations and Map

- **Section 4.3:** Move Table 4.1 Purposes of Zoning Districts to immediately follow this Section so the reader does not have to search for the table.
- **Section 4.4(A)4:** Should “there from” be “therefrom?”
- **Section 4.7(A)1:** In last sentence replace ‘of with ‘on’: “...take action on the preliminary plan...”
- **Section 4.7(B):** Remove periods after Uses 2 through 10 in the table under item 4.
- **Table 4-1:** In Industrial Districts, believe “affects” should be “effects.”
- **Table 4-4:** Sue questioned the Airport item which generated much discussion. Should federal and state requirements be mentioned? The AP District only covers the airport; what about properties nearby? Realize not everything can be (or should be) included. Discuss further with Mark.
- **Footnotes for Table 4-4:** Item 6--add ‘by’ to read “...setback may be reduced by the minimum...”

Article 19 – Definitions

Arcade: Change “devises” to “devices.”

Church: Change ‘a’ to ‘an’ in last sentence to read: “...construed to mean an undertaker’s...”

Essential Services: Craig raised an issue regarding ground solar panels. It was felt wind and solar needs to be addressed.

Review will continue next meeting starting at page 19-5.

Ordinance Amendment for ZBA. The Joint Ordinance was amended by all three entities to allow for a single Zoning Board of Appeals. Number of members remains TBD.

Unfinished Business/Reports

A. Zoning Administrator Update. Craig attended a workshop August 27 on master plans, zoning ordinances and fracking. Discussion on Citizen Planner training. Much activity at Crystal Mountain. Weldon Planning Commission approved a Special Use Permit for Production Industries contingent upon approval of the Michigan Aeronautics and the Township Board. Construction may begin next spring. Affordable housing project is moving but timing has changed due to funding cycle. Craig discussed properties for sale between King and Bentley, an issue in Centerville with an 800SF requirement and the Weldon Road property. Craig asked if the Library Board should bring their

millage request to the JPC. Some did not believe so but Craig mentioned capital improvements. Shelley said a millage is in the investigative stage and is not slated for this year's ballot.

B. Expense/compensation approval: Sue said Weldon opened a separate free checking account for the JPC. The invoices will be paid and compensation authorizations will be turned in to Lee for checks covering July, August and September. Deductions will be on a separate sheet of paper. Shelley gave Sue Colfax's payment.

Peggy covered unfinished business on prior discussion regarding home occupations involving ammunition. Green Lake Township is specific as to what is a Home Occupation; Almira Township's was a bit confusing. Neither addressed gun shops. Shelley will scan the documents Peggy provided.

Correspondence. Shelley provided copies of Mark Eidelson's email on future meetings. She spoke with Mark and he explained there would be no extra charge based on the length of time. He is cognizant of our budget and thought it may be best to meet soon while issues were fresh. Minutes will also be reviewed in detail prior to the draft review. During the draft review Mark walks through the Zoning Ordinance, focuses on important issues on certain pages for emphasis, goes through revisions on a particular page or will caution us on our changes but it is for us to decide. She mentioned a couple issues where a decision has not been made; Mark said we could eliminate it if it has not been a problem and amend it later if it does. Mark is willing to meet with us for a few hours or a full day but we need to schedule the time as soon as possible. Don suggested revisiting items where the JPC has not reached a decision. Discussion on overall readability to John Q. Public; some of it is confusing. Shelley felt some it can't be avoided since it is a law that must hold up in court, but we can change it to make it clearer (as in the case of the home occupations table) or eliminate portions that do not seem to apply. Don felt we should figure out open issues then meet with Mark on other areas where we needed his direction. At next meeting the JPC will go through meeting minutes; Shelley will try to put together a document with the issues. She will contact Mark tomorrow. Correspondence received on postal shipping. Debra provided a thank you card from Michelle DeCastro for the cleanup day help. Shelley sent Grace Richter a get well card.

Jack asked about C1 for Steve Heller on the Zoning Districts map. Does the homeowner know their property is listed as commercial? Shelley said yes, the information came from the county Equalization Department. Jack also pointed out that Colfax wanted the property east on Lindy Road to Thurman Road to be zoned commercial property. The Crystal Ridge Kennel is not shown as commercial on Wallin Road (this was on list given to Mark). Looking back to the zoning districts in the master plan (undefined colored-in areas), that was to be defined in the Zoning Ordinance. Everyone should look at the map from Mark and mark it up if there are questions.

Adjournment. Next meeting is October 3 to review balance of Article 19, open issues and the zoning map. Don moved to adjourn, second by Shelley at 9:02PM.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.