

Colfax Township, Weldon Township and Village of Thompsonville  
Community Joint Planning Commission  
14731 Thompson Avenue, Thompsonville, MI 49683  
Minutes – January 2, 2014 Regular Meeting

Sue Meredith declared the meeting open at 6:47 p.m. following the Pledge of Allegiance.

Present at roll call: JPC Members Jack Richter, Shelley Greene, Sue Meredith, Chris Jones, Don Suchocki and Zoning Administrator Craig Meredith. Absent: Debra Franke and alternates Mike Foust and Jim Brand (excused), Eugene Allen, Pat Workman and alternate Irene Dunham-Thayer (unexcused). Peggy Minster arrived at 6:49 p.m.

Citizen Matters/Public Comment. None.

Agenda Additions/Corrections. Agenda was approved with addition of election of officers.

Approval of Minutes. Don moved, seconded by Peggy to accept the December 5 regular meeting minutes; motion carried.

Joint Zoning Ordinance Initial Draft

Review of the third submittal continued resulting in the following comments and questions.

**Section 8.19(B)4b:** Shelley commented on the 75' setback – is it sufficient (members felt it was) and its relation to the Natural Rivers Zoning requirements. Consider adding a comment about NRZ for reader's reference. Discussed greenbelt protection zones suggested by Craig at a previous meeting.

**Section 8.19(B)7:** public water is provided within the Village. Discussed water sources for OSPCs in rural areas – Jack felt it could be cost prohibitive for developer. Mutual aid is provided by neighboring fire departments. Ask Mark to clarify requirements for rural OSPCs.

**Section 8.20:** Don's suggestion to add language covering helicopter pads was supported. Shelley said a private landing strip is located at Wallin and Reynolds Roads; does not believe it is in use but details are online.

**Section 8.21(A):** fifth sentence: add "area" after Thompsonville.

**Section 8.23(B)3:** Craig commented on vacuum noise level even with 100' setbacks. Discussion on water usage, disposal and collection; Craig said DEQ controls water, and Jack said the Grawn carwash recirculates and periodically hauls away water. There was concern on impact to environment (oil, etc., in water); Peg said issues could be addressed during site plan review. Discuss concerns with Mark.

**Section 8.24(B)1:** Don questioned requirement for paved road access; property in the unpaved Industrial Park area could easily be developed to include a vehicle repair shop and this would restrict it. All agreed that Vehicle Repair Shop and Service Station should be separate sections. Jack said most places today do not provide both fuel and service. Create Gas Station section and modify both to reflect appropriate compliance and additional standards. Need to address tires – enclosed storage (metal building?), quantity (set by state law?), concerns about fire, etc.

Don expressed the need to require and distribute emergency response plans for some commercial establishments if chemicals, oils, solvents, tires, etc., are present. This will allow first responders to know what they are dealing with before they arrive. Peggy felt it needs to be in the ordinance; Shelley said also include with site plan reviews.

**Section 8.25:** Jack said the private vertical style wind turbine in Copemish is close to the ground and has no safety barrier. Address wind turbines other than the typical three-blade style (different ground clearances and blade heights) and safety measures -- enclosure or fencing. Peggy felt a statement on decommissioning needs to be added as well as a plan to implement technology upgrades as part of the maintenance program and include in the site plan.

**Section 8.25(B)9c:** correct to read: "...shall be increased by..."

## Unfinished Business and Reports

### A. Budget

Jack presented the proposed 2014-2015 budget. After discussion, the stated rollover fund balance was reduced by \$1,000 to cover meetings through March, Wages increased to \$5,000 and Education increased to \$1,500. It was agreed to add a line item for ZBA at \$2,000. Zoning was set at \$2,500 to cover potential expenses next fiscal year. Shelley moved to amend the proposed 2014-2015 budget, seconded by Peggy; motion carried. Explore ZBA training options. Craig asked about timing for SEV re-evaluation; Sue said the Joint Ordinance states every five years or as deemed necessary.

### B. Zoning Board of Appeals

Shelley reported no responses have been received; entities will need to actively seek candidates.

### C. Zoning Administrator Update

Craig reported land use permits have slowed down at Crystal Mountain. A Natural Rivers review is set for January 7. A property owner in Gunn Road area called about a small shed and camper/trailer; Craig informed the caller about storage. Nothing new to report on ZA backup practices.

## New Business

### A. Brownfield Redevelopment Authority

Sue said the Authority is in the process of applying for a \$400,000 brownfield assessment grant from the US EPA; a grant application will be sent January 20. At a recent Authority meeting, she suggested approaching the JPC for support since Colfax, Weldon and the Village have a lot of water and a large portion of the watershed in the area. She read the Authority's letter requesting support from local entities. Shelley moved, seconded by Jack to send a letter to the Brownfield Redevelopment Authority in Benzie County in support of a \$400,000 grant application to the US Environmental Protection Agency. Shelley will send the letter to Dawn Olney.

### B. Next Review with Mark Eidelson

A special meeting was scheduled for Saturday, January 25 at 10:30 a.m. at the Village hall to finish review of the draft. Shelley will check Mark Eidelson's schedule for a second review meeting February 15 or 22. Shelley to contact Joyce MacGirr on availability of the hall.

### C. Election of Officers

Sue said bylaws call for election of officers the first meeting of the year to take effect April 1. Peggy moved to leave the slate of officers as they currently are, being Chairperson Sue Meredith, Vice Chairperson Jack Richter and Secretary Shelley Greene; seconded by Don; motion carried. Terms of appointment for members were also reviewed.

### D. Draft JZO for Public

Shelley said interest has been expressed to review the draft and asked how the JPC wanted to proceed. Following discussion, it was agreed to contact Mark Eidelson for his opinion on how this has been handled by others.

## Adjournment

Next meetings: special on January 25 at 10:30 a.m. and regular on February 6 at 6:30 p.m. Chris moved to adjourn, second by Jack at 9:47 p.m.

Respectfully submitted,

Shelley Greene  
Secretary

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