

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – November 6, 2014 Regular Meeting

Jack Richter declared the meeting open at 7:00 p.m. following the Pledge of Allegiance.

Present at roll call: JPC members Jack Richter, Shelley Greene, Peggy Minster, Sue Meredith, Chris Jones, Don Suchocki, Debra Franke and Eugene Allen; alternates Irene Dunham Thayer and Sally Bobek. Absent: Mike Foust and Craig Meredith (excused). Guest: Scott Gest.

Citizen Matters/Public Comment. None.

Agenda Additions/Corrections. Shelley requested additions of Benzie Summit, Benzie County Master Plan and river access. Peg moved, seconded by Debbie to accept the agenda with the additions. All ayes; motion carried.

Approval of Minutes. Sue said Eugene's absence should be shown as excused. He sent her an email but she had left the office and was not at the October meeting to report it. Debbie moved, seconded by Sue to approve the minutes with the correction. All ayes; motion carried.

Betsie River/Crystal Lake Watershed Management Plan. Scott Gest of Networks Northwest was in attendance to request a copy of the draft joint zoning ordinance. The plan is ready to be drafted and requires review of the area's zoning ordinances. The final document must be completed by June 2015. However, a draft needs to be available for public comment and DEQ review purposes in advance of this deadline. Scott would appreciate an early copy of the JZO to get started on the first draft so it can be finished this winter. He would be the only person looking at the document for impacts to water quality. Modifications can be made to the watershed plan if the JZO changes after the public hearing. Jack said the draft was ready for a hearing; Shelley explained why copies have not been released to the public. She felt Scott may notice something that should be included/revised and become part of the public hearing comments. Scott said if the JPC wanted to seek funding for an issue it could be included in the watershed plan which would give the JPC eligibility to seek funds from the DEQ. Jack asked for the Commission's thoughts and a motion to provide the draft. Debbie moved, seconded by Shelley to provide Scott a copy of the draft JZO. All ayes; motion carried. Shelley gave him a copy and will email the file. Scott said the Regional Prosperity Plan draft is available on the Networks Northwest website and includes commercial corridor information the JPC provided at an earlier meeting.

Draft Joint Zoning Ordinance. Copies of the latest draft from Mark Eidelson were distributed as well as a public hearing ad and meeting script. All three entities and the JPC must run ads; Mark suggested four weeks before the hearing. Comments are to be sent to the P.O. box. Telecommunications, utilities, railroads, airports, etc., registered with clerks need to be notified. Jack asked about hours to review the draft at the Weldon Township hall. A staggered schedule needs to be set and posted. January 17, 2015 was first choice for the public hearing and January 31 was second with a 1:00 P.M. start and 4:00 P.M. end time. Shelley will check Mark's availability ASAP. He offered to make a presentation; it was agreed this would be professional and beneficial. If Mark is available January 17, it was agreed publication dates should be December 17 and January 14 in the Record Patriot. January 11 in the GT Insider was agreed to since the paper is free. A press release in the Insider rather than paying for an ad was also suggested. It could also run in the Record Patriot. Shelley will edit ads for consistency. The meeting script was reviewed/edited. Jack asked about refreshments; Sue suggested coffee and cookies.

Unfinished Business

A. Recycling Location. Shelley reported that all three entities agreed to the Village DPW location and she informed Marlene Wood. Work began shortly thereafter to meet Marlene's goal to have the new site ready by November 1. Work is needed on lighting and a security camera.

B. Zoning Board of Appeals. The need for Village ZBA and JPC candidates remains open. Looking over the voter list may be helpful. Shelley raised the long-vacant JPC position at the October Council meeting when she gave the JPC update due to absences and said she felt the Village and JPC both need full representation to be well served.

C. Fee Schedule. Don said everyone is comfortable with the schedule and await Craig's review and comments. Sue will give Craig a copy. Don said it is still open for discussion if there are any ideas. Cost of JZO copies was discussed; Sally questioned the fee last month as possibly being too low. Shelley will investigate. There is no way to know how many copies will be needed. It will be available in PDF format to print from the Colfax and Weldon websites. The fee schedule is adopted by all entities by resolution and can be changed; it will not be part of the JZO. With Craig's input it may be possible to present to the entities in December.

D. Ball Field Project. Eugene brought plans, but the JPC felt the amount of detail in them required a presentation to explain the project. Extensive discussion covered the project's lack of timeliness in being presented to the JPC for review/approval (plans dated 30May2014), who is responsible from the Village and the process for public projects to ensure compliance with Michigan statute. Many members were of the opinion that the Village has been sidestepping the JPC; a letter was written to all entities in November 2013 explaining the public project statute in the Joint Ordinance. Who is doing the work? Eugene believed it is Village ZA Pat Workman and Matt Harrington representing the Webber Foundation. A site plan must be presented to the JPC at the December 4 meeting, and the JPC directed Shelley to email Pat and Matt accordingly. Shelley will copy John Meusling and Cindi Helisek.

E. Zoning Administrator Update. Sue said Craig issued two LUPs for decks at Crystal Mountain Art Park. One will be signed for a pole barn across from the airport, and a call was received concerning a garage at Crystal Mountain.

F. Budget and Expense/Compensation Approval. Don moved, seconded by Shelley to approve expense of \$20 for Chris Jones to attend the Benzie Summit. All ayes; motion carried.

G. Benzie Summit. Shelley reported the October 17 Summit was well attended and covered a wide variety of topics. Feedback supported a Summit in 2015.

H. Benzie County Master Plan. Peg gave an overview of the Steering Committee's first meeting to update the Master Plan. It was originally designed to administer a zoning ordinance. That will be replaced with focus on planning for placemaking, transportation, economic/social development and recreation. Don asked how township master plans fit into the picture; Peg said they will all be represented. She also said representation is welcome from all townships and villages as well as the JPC; there will also be opportunities in focus groups. Peg will be very engaged in the project.

New Business

River Access. Shelley spoke about the need for more Betsie River access sites and improvement of areas that are used but not specifically designed for access. Nothing has developed concerning the Matthews property at the river on King Road. Another early idea was to build a bridge over the river north of the Betsie River Pathway for snowmobiles and ORVs but is problematic for several reasons. She is pursuing another alternative involving state land.

Adjournment. Shelley moved, seconded by Peg to adjourn at 8:44 P.M. Next meeting is December 4 at 7:00 P.M. at the Weldon Township hall.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.