

Colfax Township, Weldon Township and Village of Thompsonville  
Community Joint Planning Commission  
14714 Lincoln Avenue, Thompsonville, MI 49683  
Minutes – February 6, 2014 Regular Meeting (corrected)

Sue Meredith declared the meeting open at 6:32 p.m. following the Pledge of Allegiance.

Present at roll call: JPC Members Jack Richter, Shelley Greene, Sue Meredith, Debra Franke, Eugene Allen; alternates Irene Dunham Thayer, Jim Brand and Mike Foust; and Zoning Administrator Craig Meredith. Absent: Don Suchocki, Chris Jones and Pat Workman (excused). Peggy Minster arrived at 6:35 p.m.

Citizen Matters/Public Comment. None.

Agenda Additions/Corrections. Debra moved, seconded by Mike to approve the agenda; motion carried.

Approval of Minutes. Jack moved, seconded by Eugene to accept the January 2 regular meeting minutes; motion carried.

Sue introduced Jim Brand as Weldon's new alternate member.

Joint Zoning Ordinance Initial Draft

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

**Article 10 – Signs**

Question by Eugene: who enforces? Shelley is to check minutes for prior decision/discussion.

**Section 10.3(A)4h:** strike this item. It seems confusing/contradictory and too "open."

**Section 10.3(B)2:** add 'to' in second sentence: "...shall be used *to* accommodate..."

**Section 10.3(C)5:** Shelley asked in general about the use of CFL bulbs as a source of illumination; they are considered hazardous.

**Section 10.3(C)6:** review this with Mark to ensure items are understood. Some makes sense, some seems restrictive.

**Section 10.3(E)4:** add 'feet' after one hundred (100).

**Section 10.3(E):** Shelley asked about signs/flyers on utility poles; several felt it is illegal and Peg felt this is the utility company's responsibility. Does the ordinance prohibit them since they aren't expressly authorized?

- Clarification is requested on the permitting process. Are permits required except for signs in a site plan review and signs listed in Section 10.3(A)4 Signs Exempt from Permit/Review and Section 10.4 Signs Permitted in All Districts?

*Correction to add- Craig talked about signs in M-115 road right-of-way, that the state periodically makes a sweep.*

**Section 10.4(A):** Craig felt it would be helpful to add something about the setback minimum for the lot line that fronts a road.

**Section 10.4(A)1:** a limit of two (2) square feet seems small for a dwelling/home occupation sign. An alternate size limit was not discussed.

**Section 10.4(A)3c:** correct to read "...four (4) feet in height..."

**Section 10.4(A)14e:** remove this item. There are various public events in the area during the year.

**Section 10.6:** need clarification on Off-Premises Advertising Signs. Craig mentioned new legislation.

*Correction to add: Jack asked about advertising for business in the Industrial Park, such as on CR669. Shelley said this pertains to M-115 only, and the draft zoning map shows only two Commercial Districts there – Mountain Valley Motel and Mountain View convenience store.*

Shelley asked how to handle Production Industries' signage – follow Industrial in Table 10-1?

Construction is to begin this spring under Weldon's Special Use Permit. Crystal Mountain's affordable housing is planned nearby. The area for both is situation within M-115 and Weldon and Lindy Roads. Change the zoning map? To what -- Light Industrial and Multi-Family Residential?

Need guidance on this issue

**Section 10.7:** need periods: in first line after A and at the end of item 1.

*Correction to add italicized items - **Table 10-1 Provision 5g:** Eugene asked why not illuminate? Others agreed, others felt it could be distracting. Eugene gave an example where numerous businesses, one after the other, could create a “collage” effect. Discussion included having a similar appearance. Ask Mark to clarify.*

A special meeting was scheduled for 7:00 p.m. on Tuesday, February 18 at the Weldon hall to review Article 11 Off-Street Parking and Loading. This is the last portion to review in the initial draft.

#### Unfinished Business and Reports

A. Budget/Annual Report. Shelley said there were no questions at the Village or Colfax meetings. Sue said Weldon approved the proposed budget. She talked about future quarterly updates on JPC’s budget.

B. Brownfield Redevelopment Authority. Sue reported the Authority applied for a US EPA grant and said numerous letters were received to accompany the application. She read the JPC’s letter of support.

C. Review Meeting with Mark Eidelson. Scheduled for 9:00 a.m. on Saturday, February 22 at the Village hall. Don and Jim are unable to attend. This review should be considerably shorter than the first. Shelley will send Mark comments on Article 11 soon after the February 18 special meeting.

D. Zoning Board of Appeals. Shelley just started exploring training options and didn’t have anything to report yet.

E. Zoning Administrator Update. Craig issued two land use permits and attended a Natural Rivers Zoning meeting on a variance.

F. Expense/Compensation Authorization. The form was approved; there were no expenses.

#### New Business

A. Bylaws. Sue addressed the need for an attendance policy in the Bylaws. She referenced the Joint Ordinance on unexcused absences and read the suggested language in a handout of the revised draft Bylaws. Jack asked about the meeting time revision shown as 6:30 p.m. Discussed the original 7:30 p.m. start time which was changed to 6:30 p.m. for the extra workload with the zoning ordinance. It was agreed to start at 7:00 p.m. after adoption of the zoning ordinance.

B. Training. Sue gave handouts of a February 26 Planning and Zoning Essentials workshop. She said the Joint Ordinance requires four hours of formal training for new commissioners within six months. Several expressed interest in attending. Shelley handed out info on a March 19 Small Renewable Energy Systems webinar.

C. JPC Vacancy. Sue said Pat Workman informed her of his resignation from the JPC. She thanked him for his service and extended a welcome to future meetings. She expects he will inform the Council at its next meeting.

Correspondence. Shelley received paperwork to complete for the insurance renewal.

#### Adjournment

Next meetings: special meetings are scheduled for February 18 at 7:00 p.m. at the Weldon hall and February 22 at 9:00 a.m. at the Village hall. Jack moved to adjourn, seconded by Eugene at 9:03 p.m.

Respectfully submitted,

Shelley Greene  
Secretary

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