

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – May 1, 2014 Regular Meeting

Sue Meredith declared the meeting open at 7:00 p.m. after the Pledge of Allegiance.

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

Citizen Matters/Public Comment. None.

Agenda Additions/Corrections. Debra moved, seconded by Jack to approve the agenda as presented.

Approval of Minutes. Correct minutes to read "...seconded by Don." Peggy moved, seconded by Debra to accept the April 3 regular meeting minutes with correction; motion carried.

Joint Zoning Ordinance Draft

There was agreement more time was needed to review the revised draft. Sue said the attorney has it, requested both hard and electronic copies and will have comments ready by next week. No further discussion at this time.

Unfinished Business

A. Zoning Board of Appeals

Shelley will pick up signs from Steve Heller tomorrow. She ordered three heavy-duty supports rather than nine because Don donated brand new standard supports, a savings of \$30. The three can be placed at each hall. Sue said Weldon has two appointees, possibly three. Colfax has one; will follow up on a possible second. The Village is all set. She will follow up with Mark Eidelson on a ZBA training quote.

B. Bylaws

Chris handed out an updated version with changes in red. She said the committee spent the most time on conflict of interest. In conjunction with PA196, Shelley provided members a copy of Standards of Conduct for Public Officers and Employees. There were no questions or action taken; members should review by next meeting to prepare for adoption.

C. Community Cleanup

Sue provided flyers for distribution. She added a note asking for volunteers. Eugene has access to two trailers; he and Debra can pick up items before Saturday. Jack, Peggy, Shelley and Ron Evitts are available cleanup day. Craig has help to pick up at a few state land areas.

D. Zoning Administrator Update

Craig has a LUP and Natural River permit from Dean Miller/Townsend property. Has application from St. Ambrose for wine sign; will be eight feet from road right of way. Craig said Jay White reported some minor setbacks on affordable housing first funding cycle; are now on track. Steve Houghton left the county; Charlie Sessions is part-time building inspector. At the next Weldon planning meeting, Crystal Mountain and others plan to discuss Inn, Master Plan and intentions for old Lodge. Craig will ask them to come to the JPC June 5 to update on their master plan and the Inn Phase II. For Trailside units, exit road to County Line is needed in the near future for emergency vehicles. Betsie River Campground will host Memorial weekend music festival; no display fireworks will be held; proceeds benefit animal shelter and Benzie Kids. Production Industries is on track to break ground July 1.

E. Expense/Compensation Approval

Debra moved, seconded by Eugene to approve Shelley's expenses for ink and JPC signs totaling \$206.22. Ayes: all, motion carried. Shelley asked for clarification on the \$58 payroll check processing fee the JPC approved in May and if it was also included in the \$1,643.39 quarterly bill. Sue said the \$78 quoted as part of the quarterly should have been \$58. It was not automatically transferred as are the taxes and payroll so there was no duplicate payment of \$58. Discussion was held on the payroll check fee, the process and cost to the township. Sue said the \$2 fee is charged against Weldon Township's credit card every time a payroll check is issued. Shelley asked if this is part of a contract, unknowingly purchased, and would it be cost effective to pay a penalty to cancel rather than continuing at \$2 per payroll check. Sue did not know. Eugene believes the township has payroll service rather than the payroll program that does payroll. He will inquire with Intuit. Jack said we have not changed the quarterly compensation vote and was surprised to receive a check between quarters. All agreed to keep it quarterly. Shelley asked why the additional \$25 for chair and secretary is not net of taxes. Sue will ask in June. Peggy asked about 1099s; she will check with the county.

New Business

A. Ball Fields

Eugene said the Webber Foundation plans to revamp the ball fields: make the small diamond a regulation diamond for Little League, resurface the softball field, a new concession stand with indoor bathrooms, new roofs on dugouts and playground equipment. Sue asked about next steps; Shelley said as a public project under Capital Improvements this needs to be approved by the JPC. Eugene will bring plans.

B. Brownfield

Sue said the Brownfield Redevelopment Authority is working with the Land Bank; some tax foreclosed properties may qualify for brownfield development. Grants would be used for demolition to get money back through tax increment funding once it is sold to a developer.

Correspondence

Shelley said a NWMCOG event will be held May 14 as part of the Regional Prosperity Plan and Framework for the Future. An afternoon strategy work session on solutions to community needs and issues leads to an early evening overview, open house and networking to prioritize issues. She felt these types of events may be a great benefit for ideas and networking. Peggy said other communities have staff to write grants and get involved in programs. She feels we are doing quite well. Jeff McCray thanked us for having him at our meeting, followed up on sending additional insurance proposals, wants to be kept posted on the zoning questionnaire and suggests we consider adding the non-monetary suit defense cost coverage to the policy.

Adjournment

Jack moved, seconded by Peggy to adjourn at 8:40 p.m. Next meeting is scheduled for 7:00 p.m. on June 5 at the Weldon Township hall.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.