

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – June 5, 2014 Regular Meeting

Sue Meredith declared the meeting open at 7:01 p.m. after the Pledge of Allegiance.

Present at roll call: JPC Members Jack Richter, Shelley Greene, Peggy Minster, Sue Meredith, Chris Jones and Debra Franke; alternates Irene Dunham Thayer and Mike Foust; and Zoning Administrator Craig Meredith. Eugene Allen arrived at 7:06 p.m.

Guests: Charles Mayer, Marian Mayer and Sally Bobek.

Citizen Matters/Public Comment. Marian Mayer asked what Urban Edge means on the Future Land Use Map. Shelley said it is from the Master Plan characterizing the area transitioning into rural and does not represent a zoning district.

Agenda Additions/Corrections. Peggy moved, seconded by Debra to approve the agenda as presented. Ayes: all; motion carried.

Approval of Minutes. Debra moved, seconded by Jack to accept the May 1 regular meeting minutes as presented. Ayes: all; motion carried.

Draft Joint Zoning Ordinance

Sue will have Mark Eidelson's availability next week and asked for the group's preference. It was felt the joint meeting should be when the majority of officials can attend. Regarding Richard Figura's letter with comments on the draft, Shelley noted a discrepancy on enforcement. Mr. Figura states the Zoning Administrator is usually included as authorized to issue citations. She said the draft does include the Zoning Administrator along with the township supervisors, Village president and any other person the JPC designates. Peggy suggested adding clarification that the supervisors/president can issue only for their jurisdiction. The electronic sign comment questions an inconsistency; Mark to address. There were no concerns with other comments. It was agreed Mr. Figura's attendance at the joint meeting would be beneficial.

Unfinished Business

A. Zoning Board of Appeals

Sue said Weldon has a number of candidates; she was not sure if a decision would be reached at the next meeting. The Village is all set; Colfax is seeking an alternate. Shelley reviewed training options from Mark Eidelson (LANDPLAN) and Kurt Schindler (MSU Extension); discussion. Don felt our familiarity with Mark and the details of the proposal are a plus; Peggy liked the idea of reference material. Don moved, seconded by Jack to accept the LANDPLAN/Mark Eidelson proposal of \$1,100 as presented. Ayes: all; motion carried. Shelley will ask Mark about attendance by others.

B. Bylaws

Chris asked if anyone had changes or comments to the draft handed out last month. No discussion or questions. Peggy moved, seconded by Don to accept the amended bylaws of the Community Joint Planning Commission. Ayes: all; motion carried.

C. Ball Field Project

Eugene said preliminary work is done; the new infield is done and bases will be installed the next day. The drawings the JPC will be looking at with new concession stand and bathrooms are being updated and it is down to the level of kitchen amenities that need to be decided. He will bring them to the next meeting but does not expect any groundbreaking to be done until after the ball season.

D. Community Cleanup

Sue thanked everyone who helped with Weldon's cleanup. Eugene said flyers for the Colfax cleanup will be distributed the next day in the Village. Debra will again take residents' calls and coordinate the schedule.

E. Zoning Administrator Update

Craig issued a permit at Crystal Mountain for a covered porch and storage area. The DNR approved a Natural Rivers permit for a garage on Partridge Trail. He is waiting for the DNR to approve replacement of the Bolthouses' trailer. Crystal Mountain is updating their Master Plan with Phase II. A permit is needed if the Lily Farm replaces signs in Weldon Township. Shelley said two JPC signs were stolen from Weldon and Karlin Roads.

E. Expense/Compensation Approval

Sue presented a \$675.00 invoice from Richard Figura for the draft ordinance review and comments. Jack moved, seconded by Don to pay the \$675.00 invoice. Ayes: all; motion carried. Sue will update the spreadsheet the end of June; the JPC's balance is \$19,929.03. Eugene has not met with Lee Kane; Sue will work to set something up. Peggy confirmed the County Planning Commissioners are not employees; they are contract, paid on a per diem basis plus mileage and issued 1099s with no taxes withheld.

New Business

A. Fee Schedule

Sue will prepare information for the July meeting. The fee schedule is to be approved by the officials.

B. Zoning Administrator Duties

Shelley provided copies of the duties and contract last updated in February 2013. She suggested the duties be compared to the draft ordinance and revise if necessary to have it ready when the ordinance is adopted. A committee was formed with Peggy, Debra and Chris.

C. Enforcement Officer

Shelley wanted to be sure the Zoning Administrator was also the Enforcement Officer because early on there was a question on this. Sue understood it to be that way.

D. Table at Summerfest

Shelley said a table will be set up for the JPC at 6:00 p.m. on June 16. Sue asked about a flyer; Shelley to create and Sue will print.

E. JPC Signs

Shelley said quite a few calls were received, mostly from Weldon Township. Some were interested in meetings, others in serving on the JPC board or ZBA.

F. Changes to Farming Rules

Shelley passed out copies of a law firm's email addressing the recent rule changes. She believes regulation will be the local government's responsibility, and it appears the draft ordinance addresses the issue. However, she felt this is something we should discuss with Mark Eidelson to be sure.

G. Village Ordinance

Debra said the Village's Zoning Ordinance was adopted August 25, 1997 and became effective September 23, 1997.

Correspondence: none.

Adjournment.

Don moved, seconded by Jack to adjourn at 8:23 p.m. Next meeting is scheduled for 7:00 p.m. on July 3 at the Weldon Township hall.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.