

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – July 3, 2014 Regular Meeting (Corrected)

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

Present at roll call: JPC Members Jack Richter, Shelley Greene, Sue Meredith, Debra Franke, alternate Irene Dunham Thayer and Zoning Administrator Craig Meredith. Absent: Peg Minster, Chris Jones (excused), Eugene Allen and Mike Foust (unexcused). Don Suchocki arrived at 7:35 p.m. Guest: Sally Bobek.

Citizen Matters/Public Comment. None.

Agenda Additions/Corrections. Jack moved, seconded by Irene to accept the agenda as presented.

Ayes: all; motion carried.

Approval of Minutes. Debra moved, seconded by Jack to accept the June 5 regular meeting minutes as presented. Ayes: all; motion carried.

Draft Joint Zoning Ordinance

Sue said the special meeting is set for July 22 at 6:00 p.m. and she will handle notifications. Mark Eidelson would like questions/concerns in advance for response prep. Discussed the special meeting situation with legislative officials. It was agreed the meeting would not be just an information forum if Mark led discussion with officials or asked them for a show of hands on an issue. Sue felt a special JPC meeting may be needed after the July 22 meeting depending on how it goes and Mark's timetable. She also said Dick Figura will attend the meeting.

Unfinished Business

A. Zoning Board of Appeals. Sue said Weldon is waiting for letters of interest from two individuals. Sue reminded Debra that the Village needs to appoint a JPC member to fill the vacancy.

B. Fee Schedule. Sue has Weldon's schedule and info from MTA. Shelley will check for local permit fees and also email Pat Workman.

C. Zoning Administrator Duties/Contract. Debra said the committee met and changed just a few small things on duties but nothing on the ZA contract since it appeared to correspond with the zoning ordinance. Jack researched the insurance that is required in the contract and learned it would be very expensive for an individual and they may not be able to get some of it (Workman's Comp). Sue read the email Jack received from Webber Insurance stating that, without an application or going through the proposal process, professional liability is a minimum \$500 to \$750 or more depending on risk; Workman's Comp is a minimum \$500 to \$750 if any of the companies would be interested in the risk. Normally they are reluctant to list government entities as an additional insured because of exposure to risk. Sue will try to find out what Weldon Township currently pays for the ZA's insurance.

D. Bylaws. Two updated originals were signed by Sue and Shelley; they will each keep a copy in their files. Shelley will provide copies to all three entities.

E. Ball Field Project. Debra said decisions are needed on the kitchen; plans should be available soon. No work will start until after the baseball season. Old restrooms have been removed and replaced with portables for now. New restrooms will be in the concession stand building.

F. Community Cleanup. Debra reported that six or seven Village residents were served during the Colfax cleanup. A possible fall cleanup in the Village was raised. Sue commended Debra on her initiative and recent work in a resident's yard; this was not part of cleanup day. She said it looks very nice, is sure everyone appreciates it and thanked Debra for a great job.

G. Summerfest. Shelley said the turnout seemed low compared to other years. She handed out JPC pamphlets to local residents and encouraged them to attend meetings.

H. Zoning Administrator Update. Craig said Production Industries' building plans/drawings are out for final design and no groundbreaking date is set. Five LUPs have been issued since the last meeting. Craig read Weldon's permit fees; he said county building permit fees are based on valuation. The June MTA magazine has a page on GAAMPs and it describes the recent changes. Craig plans to attend an MTA workshop on July 29 covering difficult zoning decisions as well as the new GAAMPs. He recently attended a Natural Rivers zoning appeals hearing and said the new check-off sheet is much easier to use.

I. Budget and Expense/Compensation Approval. Sue presented a \$1,120.50 invoice from Richard Figura related to the draft ordinance. She reviewed the JPC second quarter payroll and tax payments that are owed to Weldon Township. Discussion held on the need to have a printout or system report of what the JPC owes so members have documentation they can review before voting on it. Questions were raised on the amounts presented so Sue will take it back to the township. Motion by Debra, seconded by Jack to authorize payment of \$1,120.50 to Richard Figura. Ayes: all; motion carried. Motion by Jack, seconded by Debra to hold off on payment to Weldon Township until there is a defined justification for the amounts. Ayes: all; motion carried. Jack asked about the \$2 check fee; Sue confirmed the JPC is not being charged.

New Business

Debra expressed interest in attending the July 29 MTA workshop in Gaylord. Sue cancelled her OMA training in Traverse City and was waiting to receive the county's training schedule. Shelley will contact Karl Sparks.

Correspondence. Shelley emailed Mark Eidelson concerning additional people who may want to attend the ZBA training. She provided Par Plan's publication.

Adjournment. Debra moved, seconded by Jack to adjourn at 8:24 p.m. (*correction to 8:2 p.m.*) Next meeting is scheduled for 7:00 p.m. on August 7 at the Weldon Township hall.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.