

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – August 7, 2014 Regular Meeting

Sue Meredith 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; alternates Irene Dunham Thayer, Sally Bobek and Mike Foust; and Zoning Administrator Craig Meredith. Absent: Eugene Allen (unexcused).

Citizen Matters/Public Comment. None.

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

Approval of Minutes. Jack moved, seconded by Don to accept the July 22 special meeting minutes with correction to Article 3, page 2, to add “A second show of hands supported not having a violations bureau.” before “Majority supported ZA...” Ayes: all; motion carried. Debra moved, seconded by Don to accept the July 3 regular meeting minutes with correction to read “adjourn at 8:24 p.m.” Ayes: all; motion carried.

Draft Joint Zoning Ordinance. Sue said Mark Eidelson sent Dick Figura an email for review regarding the July 22 meeting.

Unfinished Business

A. Zoning Board of Appeals. Sue expects to have three names to present at Weldon’s next meeting. Debra needs to verify one individual’s availability. Shelley said Mark Eidelson is okay with additional people attending training; printed material, if needed, would be an extra cost.

B. Fee Schedule. Don supported Sue’s suggestion to establish a review committee to look at several local fee schedules and compare with fees for Weldon and the Village. Volunteers: Don (Chair), Debra and Peggy. To Craig’s question, the group felt Benzonia’s \$80 minimum charge is in addition to the fee for square footage. Shelley will check with Dave Neiger if Honor and Platte Township use the same fees as Benzonia. Peggy said Almira should be contacted; they are up to date on everything and Jack added Homestead/Inland. Sue asked that a proposal be presented at the next meeting.

C. Zoning Administrator Duties/Contract. One change to Duties regarding code enforcement issues and actions was reviewed and looks okay. Don didn’t think we could finish it until the revised draft ordinance is received. Item put on hold. Remove Workman’s Comp under Insurance; it’s not available to contractors. Discussed liability insurance. Jack and Don felt the JPC should pay for it. Shelley thought this was already agreed to be a cost to the ZA, which the JPC would purchase to ensure against lapse in coverage and list the JPC as an additional insured and deduct the cost each month from the ZA’s compensation. It was noted the JPC can’t purchase insurance. Sue will get Weldon’s cost for current ZA insurance. Craig asked about fees; they have been set at 30% for ZA and 70% for JPC. Shelley will email everyone the contract to review.

D. Ball Field Project. Debra said Eugene had drawings at last Council meeting. Some corrections are still needed for the kitchen area but it is a “go.” Fences will be put around the field and concrete under new bleachers. Work is to begin after the season ends and the JPC has reviewed and approved the plans.

H. Zoning Administrator Update. Craig said an LUP was issued for a storage building at the Legacy Art Park. A permit is outstanding for the Bolthouses; the porch was not on the original permit so the process starts over. Craig attended an MTA Hot Topics workshop; much of the material was not

covered including Right to Farm and wind energy. He will ask the township to send a letter for a refund. Production Industries does not have plans back yet; October seems to be the new timeframe. Everything has been approved. Crystal Mountain will update the JPC on their master plan in September. There is a house on Lindy Road for Mark Ketz to address.

I. Budget and Expense/Compensation Approval. Sue presented two invoices from Dick Figura: \$486.00 (June draft review, fiduciary change question) and \$661.50 (July professional services). Jack moved, seconded by Shelley to approve the two invoices as presented. Ayes: all; motion carried. Shelley asked if Weldon provided details the JPC requested for the second quarter payment. Sue requested it in July and expects to receive it in August.

New Business

- A FOIA workshop will be held Friday, September 19 at 1:30 p.m. at the Government Center in Beulah. Shelley will forward Karl Sparks' email so everyone can write him to get added to the distribution list. Also sign up for the workshop if interested. An Open Meetings Act will be scheduled before the end of the year. Shelley suggested to Karl a start time of 6:00 p.m. or later to accommodate those who work.
- A Benzie Summit for municipalities is scheduled for October 17.
- Debra said the Village is not interested in having a fall cleanup day.
- Craig said one Hot Topic not discussed in detail at the workshop was composting facilities which are considered mining. What about homeowner composting facilities, truck stops, shooting ranges and race tracks -- are they listed as Special Uses in the ordinance? Response was no, can't list everything. Public hearings will be held for Special Uses.
- Parking on First Street at the library is a concern. Some park in the street, not to the side on the grass. Signage or paint may be needed to mark the parking area.

Adjournment. Jack moved, seconded by Don to adjourn at 8:44 p.m. Next meeting is September 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.