

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – September 4, 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 and Sally Bobek; and Zoning Administrator Craig Meredith. Absent: Mike Foust (excused); arrived at 7:35 p.m.

Citizen Matters/Public Comment. None.

Agenda Additions/Corrections. Don moved, seconded by Jack to accept the agenda as presented with the addition of Recycling under New Business. Ayes: all; motion carried.

Approval of Minutes. Peg moved, seconded by Debbie to accept the August 7 meeting minutes. Ayes: all; motion carried.

Crystal Mountain Update. Kirk Davidson, Crystal Mountain Project Manager was accompanied by Doug Mansfield of Mansfield & Associates. Kirk presented CM's plans for 2015 through 2022. Near term plans include a three-story wing for the Inn with retail and a garden roof, more ski slopes and residential units. An adult pool complex with retail/food service, additional residential development and a sports park with tubing slopes are envisioned for 2017 and beyond. Guest/public access to County Line Road is not planned. Timing of the workforce affordable housing is to be determined. Kirk and Doug answered a number of questions about plans for natural gas, parking/shuttle service/walkability, water/energy practices and future projects other than this PUD.

Draft Joint Zoning Ordinance. Sue will contact Mark Eidelson concerning a public hearing. Shelley will send corrections to Mark that the JPC feels are needed to the August 27 draft before it is ready for release to the public.

Unfinished Business

A. Zoning Board of Appeals. Sue said Weldon is all set. Debbie said one that the Village selected is still up in the air.

B. Fee Schedule. Don gathered local fee schedules and noted that some are very detailed. His liked Almira's schedule as a template; others agreed. Don will work to develop a schedule; Craig will provide insight as to what is needed.

C. Zoning Administrator Duties/Contract. Discussion was held on the contract, that Workman's Comp needs to be removed and how the issue of liability insurance evolved. Liability coverage is not provided by all agencies, as Jack reported at a previous meeting. Craig prefers to be insured by the same entity as the JPC. He will contact Burnham & Flower for a quote. Craig will also work on the Zoning Questionnaire that will be needed for insurance purposes when the ordinance is adopted.

D. Ball Field Project. Eugene asked for but has not received the updated plans; he will bring them to the next meeting. A few weeks earlier he took paperwork to the county related to the permit process and learned an address was needed. An address was created since there was none.

H. Zoning Administrator Update. Craig spoke about the property across from the airport; the owner wants to put up a pole building. He also wants the snowmobile trail removed but this may not be possible if it is a permanent easement; the DNR is looking into the matter. The DNR will arrange to remove about 500 tires west of Stone Road at the state's expense. Craig said Bryce Gibbs plans to

request a variance at the next Village Council meeting to reduce the 720 square foot requirement. Craig talked about permit violations at the campground.

I. Budget and Expense/Compensation Approval. Sue presented three invoices: \$110.93 from Shelley Greene for supplies, \$81.00 from Richard Figura for zoning ordinance review and \$1,038.12 from Mark Eidelson for zoning ordinance work. JPC account balance is \$16,511.02. Shelley moved, seconded by Debbie to approve the invoices as presented. Ayes: all; motion carried.

New Business

- Shelley said Marlene Wood asked to present at Colfax Township to provide info and get input on possibly relocating the recycle bins. Debbie said letters were sent to the Council.
- MSU-E is holding workshops September 22 and 29 on Streamlining the Zoning Ordinance. Sue will ask Lee to enroll Debbie, Peg and Shelley for the 22nd.
- Peg gave an overview of the Benzie Summit and scheduled speakers for the event. It will be held October 17 at the Oliver Art Center in Frankfort; cost is \$20/person. Peg will scan the flyer and send to everyone. It will give government entities a chance to meet each other and network.
- Craig said MTA wants to be notified of problems with its workshops or MTA in general.
- Sue asked if the Village has appointed someone to fill the JPC vacancy. Debbie was not aware of any action on this.

Adjournment. Don moved, seconded by Debbie to adjourn at 9:41 p.m. Next meeting is October 2 at 7:00 p.m. at the Weldon Township hall.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.