

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – December 3, 2015 Regular Meeting

Sue Meredith declared the meeting open at 7:00 P.M. following the Pledge of Allegiance.

Present at roll call: JPC members Shelley Greene, Peg Minster, Irene Dunham Thayer, Sue Meredith, Chris Jones, Don Suchocki, Debra Franke, Eugene Allen, Pat Shaeffer and Zoning Administrator Craig Meredith.
Absent: None.

Guests: Ron Hitesman, Charles Syer, Marv Prepejchal and Michael Foust.

Agenda Additions/Corrections. **Motion** by Don, Debra seconded to approve the agenda. Ayes: all; motion carried.

Approval of Minutes. **Motion** by Debra, Pat seconded to approve the November 5 regular meeting minutes as presented. Ayes: all; motion carried.

Unfinished Business

A. Airport. Marv Prepejchal gave an overview and layout of the project. Fencing will be added along Lindy Road to close off open areas and near the lounge building to improve the parking area. The donated six-foot high fencing totaling 2,154 feet will be installed next summer by volunteers. Craig will provide an application which the JPC will act on at the January meeting.

B. Mobile Home Replacement Amendment. Awaiting response from Dick Figura.

C. Debit Card. Sue reported the card is on its way.

D. Weldon Audit. Sue expects to have an invoice for JPC's portion at the next meeting.

E. SUP for Campground. Craig reported the following as a result of his investigation. The Stocklins purchased the property in 1985 and sold it to McGee in 1995. When the zoning ordinance was rewritten, the subject property was moved to primary/principal use rather than require special use approval to satisfy the Stocklins' request for their purchase agreement. The state and county subsequently approved the lower campsites, store, showers and storage of canoes. McGee continued this primary use until he added concerts. The township felt a special use permit should be issued due to the change in use. McGee never applied for a permit despite township requests. Craig said Kathy Stocklin confirmed that a special use permit was not issued because it was not necessary; the primary use designation was for easy transfer when selling to new owners. No further action to be taken at this time. Craig was thanked for his work on this.

F. Zoning Administrator Update. Craig provided written and oral reports for the prior month and discussed details of some issues. A letter and relevant pages from the zoning ordinance were sent to a Lindy Road property owner to address several complaints including alleged substandard dwelling on wheels and signs. Discussion was held on what constitutes a shooting range. Craig will modify the letter he planned to send so it informs the property owner of shooting ranges in the zoning ordinance and asks the owner's intent concerning shooting. Work on a Third Street property continues to be in violation; a second notice will be sent. Craig received several complaints about hunting within and outside the Village. Pat said, according to the sheriff's department, no shooting is permitted within a village.

G. Village/Township Reports. Debra reported the water issue is on hold until the following month; the Village has five years remaining on the airport contract and the hangar leases are separate; a resolution was adopted for new fire department equipment such as radios; contracted with a company to install/remove Christmas decorations at a budget-favorable cost. Sue reported Weldon passed several ordinances; discussed the Lindy Road bridge repair; heard Bill Kennis' update for the year on Benzie Bus and made good progress on the Capital Improvements Plan. Shelley did not attend the November Colfax meeting but said she did not expect much for the CIP. The Nostwick Road bridge was reduced to a three-ton weight limit by the state; the road commission has contacted property owners and is exploring repair/replacement costs as well as alternate options.

H. Budget/Compensation Authorization. **Motion** by Peg, Pat seconded to pay bills presented, Authorization for Compensation and Craig's permit fees of \$56.00. Ayes: all; motion carried.

New Business.

A. Action Plan Review. Sue asked for ideas on how to proceed. Peg covered a number of topics and ideas related to housing and economic development and provided a handout on natural gas. It was agreed to form a working session in January to explore these further as they relate to the Action Plan and potential for the community.

B. HUD. Shelley gave a brief overview of training she attended on Affirmatively Furthering Fair Housing. Most in attendance were associated with government and community housing groups. At a minimum, there are HUD reporting requirements and possibly conditions to meet if Community Development Block Grants are involved. It was not clear how the material presented was relevant to our area and was told that the demographic data collected was a tool and would not be used to override zoning.

Correspondence. Tax exempt card was received from Staples.

Public Input. None.

Adjournment. **Motion** by Shelley, Irene seconded to adjourn at 8:25 P.M.

Respectfully submitted,

Shelley Greene

Secretary

Minutes are proposed until approved at the next meeting