

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – February 5, 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 Jack Richter, Shelley Greene, Peg Minster, Sue Meredith, Don Suchocki, Debra Franke and Eugene Allen; alternate Irene Dunham Thayer; and ZA Craig Meredith. Absent: Chris Jones, Sally Bobek, Mike Foust (excused); Amy Hanson (unexcused).

Agenda Additions/Corrections. Debra moved, seconded by Gene to approve the agenda. All ayes; motion carried.

Approval of Minutes. Debra moved, seconded by Don to approve the January 15 special meeting minutes. All ayes; motion carried. Debra moved, seconded by Don to approve the January 31 public hearing minutes. All ayes; motion carried.

Draft Joint Zoning Ordinance. Sue read Mark Eidelson's February 4 letter in which he presented two options on the JZO project. Don supported Option #1 and stated the JPC has been open with all parties concerned, has taken information back to the respective legislative bodies and that we have done an excellent job. Members discussed zoning map revisions and the addition of a new item in Section 3 to reference Section 18.6 Single Family Dwelling in Supplemental Provisions.

Motion by Jack, seconded by Debra to approve the JZO with two zoning map revisions to 1) reflect current officials' names and 2) replace one MF Multiple Family Residential District legend with a MHC Manufactured Housing Community District legend; add Section 3.4B(5) Single Family Dwelling to reference Section 18.6; and recommend adoption by the legislative bodies. Roll call vote: Ayes: Richter, Greene, Minster, Dunham Thayer, Meredith, Suchocki, Franke and Allen. Absent: Jones, Bobek, Foust and Hanson. Nays: none. Motion carried.

Zoning administration forms were reviewed. For Zoning Permit Application for a Dwelling, Shelley questioned the words "at least" in item 13) Supporting Documents/Plot Plan. Would more than 3 copies ever be needed? If not, should "at least" be removed? For all other forms, the quantities were discussed and a decision was reached that ten (10) would be sufficient.

Sue will ask Dick Figura to review the ZA contract.

Unfinished Business

A. Zoning Board of Appeals. Candidates have been identified for Weldon and Village; Colfax still needs one.

B. Fee Schedule. Present to legislative bodies for adoption by resolution at February meetings.

C. Annual Report. Shelley to present with budget to legislative bodies in February.

D. Benzie Showcase. Set for February 14 from 11 A.M. to 3 P.M. Sue and Shelley will attend.

E. Zoning Administrator. Craig's update covered a wood burner at Third Street and the Crystal Mountain condo/Phase II project.

F. Budget and Expense/Compensation Approval. Jack moved, seconded by Peg to approve compensation form. All ayes; motion carried.

New Business

A. Insurance Renewal. Shelley asked Burnham & Flower about the Bond page which covers four board members and zoning administrator. B&F said Weldon's treasurer and clerk are already covered by township's insurance. JPC agreed to go ahead with renewal. Policy will need to be updated when zoning ordinance is adopted.

B. Capital Improvements Plan. Peg said there are some plans out there to follow; a committee should be formed to design a letter. Committee members will be Peg, Debra and Chris.

C. Officials Meeting. Shelley said this Action Plan item from the Master Plan is set up. Ron Evitts reported on the first meeting with Colfax and Weldon supervisors and Village president. Blight is an issue; they plan to meet the first week of each month.

D. Brownfield Redevelopment Authority. Sue reported each member is to suggest three sites at the next Authority meeting so there is a list of projects from which to choose.

E. Ball Field Letter. Shelley owes letter to Village Council to close the public project review issue.

F. Cleanup Days. It was agreed JPC would be involved again in 2015.

Correspondence. Items from Mark Eidelson were covered earlier; same for Burnham & Flower.

Public Comment. Ron Evitts asked about the SEVs in the Joint Ordinance, Section 9: are funds equal to SEV percentage to be set aside/available? Discussion. Shelley felt the percentages are only used to determine each entity's proportional share of the JPC annual budget. Ordinance calls for a review every five years or sooner if deemed necessary. Sue to clarify with Mr. Figura.

Adjournment. Peg moved, seconded by Jack to adjourn at 9:32 P.M. Next meeting is March 5 at 7:00 P.M. at the Weldon Township hall.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting.