

Colfax Township, Weldon Township and Village of Thompsonville  
Community Joint Planning Commission  
14731 Thompson Avenue, Thompsonville, MI 49683  
Minutes – March 5, 2015 Regular Meeting

Sue Meredith declared the meeting open at 7:04 P.M. following the Pledge of Allegiance.

Present at roll call: JPC members Jack Richter, Shelley Greene, Sue Meredith, Chris Jones, Don Suchocki and Debra Franke; alternate Sally Bobek; and ZA Craig Meredith.

Absent: Mike Foust (excused) and Eugene Allen and Irene Dunham Thayer (unexcused). Peg Minster arrived at 7:06 P.M.

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

Approval of Minutes. Debra moved, seconded by Don to approve the February 5 regular meeting minutes. All ayes; motion carried.

Draft Joint Zoning Ordinance. Sue said the Benzie County Planning Commission will review the draft March 6. Shelley will attend since it will be held at the Colfax hall. Sue led discussion on the final steps for adoption sent by Mark Eidelson. Shelley will find out if Pat Workman can serve on ZBA. Sally asked if ZBA training has been set; this will be done after adoption. Shelley said Mark will remove the words “at least” for zoning permit for single family dwelling but questioned the JPC reducing quantities of other forms/documents to ten because it could result in a cost to the JPC. It was agreed to leave at ten.

Unfinished Business

A. Zoning Board of Appeals. Sue reiterated ZBA members are to be appointed right after the JZO is adopted. Sue will address employee issue with Dick Figura and inform Debra. She also said Mark will set the training date once our timeframes are in order.

B. Fee Schedule. Mark clarified adoption does not need to be by resolution. Weldon and Colfax have adopted; the Village needs to do so at its next meeting.

C. Annual Report. Shelley expects responses to budget request at the March meetings.

D. Benzie Showcase. Cancelled due to weather and was not rescheduled.

E. Zoning Administrator. Craig’s update included an inquiry about a wood burner; he could find no regulation covering this. He will be meeting with architect; property owner concerned about placement of flags close to his property. Prospective buyers of Mountain View Motel had questions about the property such as building efficiency units. Craig suggested they contact him if they purchase. Shelley asked about land division. Weldon Township has an ordinance; Craig handles it.

F. Budget and Expense/Compensation Approval. Sue did not have the invoice but received a nice response from Mark on draft #4. There was no opposition; she will email everyone and forward to Carrie for processing. The GT Insider unit/quantity on the invoice was confusing; it did not add up to the \$100 total. Shelley said the total was correct and will ask for an explanation on the detail. It was agreed to remain with quarterly payments rather than go back to monthly.

**Motion** by Jack, seconded by Don to approve the compensation form and Shelley’s expense report for \$66.08. Roll call vote. Ayes: Richter, Greene, Minster, Meredith, Jones, Suchocki, Bobek, Franke. Nays: none. Absent: Allen, Foust, Dunham Thayer. Motion carried.

New Business

A. Meeting Schedule. No change to 2015-2016 meeting schedule. Shelley will have it published once in the Record Patriot.

B. Placemaking Workshop. Peg provided a flyer about this free event and plans to attend. Anyone interested should send an email to register. Peg believes it will focus on socio-economic development as it relates to communities. Sue also mentioned the Open Meetings Act workshop scheduled for March 16 at the Government Center.

C. Cleanup Days. Weldon is May 16; Colfax is June 13. Sue asked about doing the same as in past years. We do not enter homes. Shelley said it would be nice to have those we help to go to another property and assist there if they are able to make it more of a community event. Concern about liability was expressed. It's difficult to get word out throughout the townships; Geno has had flyers delivered in the Village. Time is limited, too, and board members need to work at the transfer station. Need more volunteers. Inserts in the GT Insider and Record Patriot were discussed. Discussed a fall cleanup day in the Village and the issue of blight. Debra felt the effort has made a difference and that last year was better than the previous one. Ideas were covered on how to spread the word. Check with Geno about flyers. Sue needs to know what is prohibited. Shelley said there will be three household hazardous materials days.

D. Capital Improvements. Peg handed out a draft letter and list for projects. The letter explained the CIP is a tool that can benefit communities and assist in planning projects. It is updated each year and includes "wish list" items as well as known projects. Sidewalks in the Village are a good example. The master plan calls for a walkable community. Shelley suggested grants may be available for ADA accessibility and for safety of children riding bikes.

E. Office Space/Equipment. Shelley said the ZA will need to be set up with a computer and printer and JPC documents need to be in the hall. It was agreed to hold off for now but think about a laptop and what software may be needed.

F. Zoning Signs. Sue asked if we are going to have signs. She said Weldon's on M-115 were taken down by MDOT/County Road Commission. Process is unknown; Shelley will try to find out.

Correspondence. Email from Mark Eidelson on next steps for the zoning ordinance.

Adjournment. Jack moved, seconded by Don to adjourn at 8:45 P.M. Next meeting is April 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.*