

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – December 1, 2016 Regular Meeting

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

Present at roll call: Commissioners Shelley Greene, Peg Minster, Irene Dunham Thayer, Sue Meredith, Don Suchocki, Chris Bobek, Debra Franke, Eugene Allen and Mike Foust; and Zoning Administrator Craig Meredith. Absent: Pat Shaeffer (excused).

Citizen Matters

- Public comment: none.
- Advertised public hearings: none.
- Persons requesting/requested to be on agenda: Luke and Kim Reynolds; not present.

Agenda Additions/Corrections. Motion by Irene, Chris seconded to accept the agenda as presented. Ayes: all; motion carried.

Approval of Minutes. Motion by Chris, Irene seconded to approve the November 3 regular meeting minutes as presented. Ayes: all; motion carried.

Unfinished Business and Reports

A. Amendments. A work list of amendments was addressed.

- Mobile home replacement: language developed by legal counsel and previously approved by the JPC is to be added to Section 18.6; a definition is not needed in Section 19.
- Signs: initial review of draft set for January.
- Wireless Communications Facility: motion by Deb, Don seconded to change towers to facilities on page 4-7, line 8 in Table 4-2; change Article 8 to Section 8.26, change towers to facilities and add the sentence A Class One Wireless Communication Facility is a use “by right” in footnote #3 on page 4-9; and
- Junkyards: leave as is. Ayes: all; motion carried.
- Dwelling width: discussion, no action.
- Outdoor Commercial Recreational Facility: may be able to find on line; Shelley to write Mark Eidelson.
- Campground: motion by Irene, Peg seconded to add Campground as a special land use for C-1 and C-2 in a new line 3 in the first section on page 4-8, Table 4-3. Ayes: all; motion carried.
- Violations: no action; under review by legal counsel.

B. Municipal Infraction Ordinance. Shelley will modify the ordinance for all three entities.

C. Ordinance Administration and Enforcement. Peg led discussion that the ordinance provides for 30 days after a violation notice is issued to comply. The Zoning Administrator has discretion to extend the time, in writing, if contacted and given good cause before the 30 days expire. The municipal civil infraction ordinance will provide the means we have been missing to resolve violations. This should reduce Craig’s time spent on violations. Shelley suggested a violations list similar to the permit tracking list for zoning decisions required for insurance purposes.

D. 2017-2018 Budget. Meeting was not held; schedule in December.

E. Capital Improvements Plan. Peg and Shelley will update documents for the entities.

Ordinance Administration and Enforcement. Tabled.

F. Community Action Report. Discuss at February meeting.

G. Zoning Administrator Report. Written and oral reports were provided.

H. Village/Township Reports. Eugene provided an update on Village activities. Weldon's meeting was November 1 due to conflict with the election; report was given at the last JPC meeting. Shelley Colfax's business was routine but a blight issue will require legal action.

I. Budget/Compensation Authorization. Motion by Peg, Shelley seconded to approve the comp authorization and pay bills as presented. Ayes: all; motion carried.

New Business

A. FOIA Policy. Shelley will use the policy document provided in the FOIA workshop as a guide to post on Colfax's website for the JPC. It is quite lengthy.

B. Benzie County Planning Commission. Peg gave an update and stated that reps will be sought from township planning commissions to participate at the county level. Networks Northwest will provide planning services to the BCPC beginning January. A memo was issued stating what the services will include as well as timing and contact info for submittal of documents requiring statutory review.

C. New Medical Marijuana Laws. Shelley received an email from Betsy Evans who was contacted by an individual seeking property in the area to conduct business in townships that plan to adopt ordinances under the new laws. She informed her there are no plans to adopt ordinances.

D. Additional ZA Item. Craig reported on a delivery expected within the week. Shelley felt a legal opinion is needed.

Correspondence. Sue read a letter of resignation from Pat Shaeffer who is no longer able to serve on the JPC. The JPC will miss Pat and thanks him for his service. Shelley received a request from Tom Nemitz for a copy of the public hearing notice for the joint zoning ordinance and minutes from the public hearing. She provided the files and informed him of all the measures taken by the JPC and legislative bodies in an effort to notify people of the public hearing.

Public Comment. None.

Adjournment. Motion by Irene, Peg seconded to adjourn at 9:35 P.M.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting