

Colfax Township, Weldon Township and Village of Thompsonville  
Community Joint Planning Commission  
14731 Thompson Avenue, Thompsonville, MI 49683  
Minutes – March 3, 2016 Regular Meeting

Peg Minster 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, Sally Bobek, Chris Jones, Don Suchocki, Debra Franke, Eugene Allen and Pat Shaeffer; Zoning Administrator Craig Meredith.

Absent: Sue Meredith (excused).

Guests: Marv Prepejchal, Dave Casey and Chrissy Casey.

Agenda Additions/Corrections. **Motion** by Irene, Debra seconded to accept the agenda as corrected with the addition of Eugene Allen under New Business. Ayes: all; motion carried.

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

Unfinished Business

A. Airport. Marv Prepejchal submitted the Zoning Permit Application for fencing. The road commission will remove pine trees to the east as preliminary work for the Lindy Road paving project. Copy of the Consent to Grade was provided for our records. Sally suggested the radio control club as volunteers to install fencing. Craig suggested installing a gate if possible at the northeast corner where tires are currently piled. This is to provide access for the Village to dump snow. **Motion** by Don, Eugene seconded to approve the Zoning Permit Application. Ayes: all; motion carried. Peg said the motion needs to be restated. **Motion** by Shelley, Debra seconded to rescind motion to approve the Zoning Permit Application. Ayes: all; motion carried. **Motion** by Sally, Shelley seconded to approve the Zoning Permit Application for the airport fence and all attached documents. Ayes: all; motion carried. Craig assigned 030116 as the Application Number.

B. Mobile Home Replacement Amendment. Peg stated the minutes are needed from each entity indicating acceptance of the proposed amendment verbiage recommended by the JPC. She said next steps are to review the amendment process and schedule a public hearing.

C. Campground. Craig stated it appears likely the property will have a new owner. This person has been researching the project's viability and requested to be on the April agenda to meet the JPC and have an initial discussion on plans for the site.

D. Proposed Budget. All entities approved the JPC budget for 2016-2017. Peg asked that minutes be brought to the next meeting documenting the entities' approval of the JPC's recommendation and suggested doing so for future decisions.

E. CIP. Debra provided the Village's completed CIP. Peg said once the other two are received the committee will meet to amend the CIP plan with all the entities' input.

F. Community Action. Monday, March 21 at 7:00 P.M. was set to have Sarah Lucas present data on housing issues in Benzie County and the region for information purposes only. Extend invitation to the boards and public. Shelley will create flyers. Arrange for future speakers on brownfield, USDA and MEDC. Peg spoke of the AES contract being considered by the county; public meeting is set for March 16.

G. Cleanup Site. Shelley reported the Village Council was provided suggested sites in February to consider. The JPC was in agreement with a new development -- Don suggested lining up on Gallagher Road at Northern Disposal to minimize confusion. It's possible the facility may reopen. Inform Marlene Wood and ask her for quote from American Waste.

H. Zoning Administrator Report. Discuss under New Business.

I. Village/Township Reports. Debra reported a CPR class was held; Commissioner Sauer gave updates on the Veterans Memorial and a dental program; water department ordered a new computer and software due to glitches with the old XP; the airport is getting new bids to log the trees; radios were turned in for the grant; firefighter gear not ordered yet; hired a new part-time maintenance worker; adopted a resolution for credit cards; raffle was held for the Thompsonville Athletic Association; Village president resigned. Shelley said the February Colfax meeting was routine; the road commission and emergency manager will be at the March meeting to address the three-ton limit on the Nostwick Road bridge with affected property owners. Sally said routine matters were covered at Weldon's meeting.

J. Budget/Compensation Authorization. Craig's mileage expense was \$18.90; there were no permit fees collected. Shelley presented expenses totaling \$295.88. Compensation authorization was presented. **Motion** by Sally, Pat seconded to approve the expenses and compensation as presented. Roll call vote: Pat Shaeffer, Eugene Allen, Debra Franke, Don Suchocki, Chris Jones, Sally Bobek, Irene Dunham Thayer, Peg Minster and Shelley Greene – aye; no nays; Sue Meredith absent. Motion carried. **Motion** by Shelley, Debra seconded to approve payment of 2016-2017 insurance for \$1,554 and the optional Casualty Terrorism coverage for \$2. Roll call vote: Debra Franke, Eugene Allen, Pat Shaeffer, Sally Bobek, Chris Jones, Don Suchocki, Shelley Greene, Peg Minster and Irene Dunham Thayer – aye; no nays; Sue Meredith absent. Motion carried.

#### New Business.

A. Firearms/Retail – Casey. Shelley summarized two calls she received, the first from an ATF agent concerning David Casey's application to manufacture and sell firearms and ammunition and the second from Mr. Casey. The agent needed to know, as a step in the ATF process, if a zoning ordinance was in effect which she confirmed. She informed Mr. Casey of the zoning permit application and review/approval process. Mr. Casey provided each JPC member a package which included a completed Zoning Permit Application, a site plan and support documents. He explained the 07 Federal Firearms License and said he has submitted paperwork to local law enforcement and has satisfied federal requirements. Mr. Casey said the next step is to gain approval by the Village of Thompsonville and Colfax Township.

Sally asked about "extreme" modification of firearms. Mr. Casey explained that a far more extensive federal approval process addresses automatic/mass destruction weapons; he did not apply for that. The license he applied for would permit him to mount scopes, custom paint and make allowed alterations to firearms. Sally asked about license renewal; Mr. Casey said he needs to register every two years and that ATF inspections may occur at any time. Craig pointed out that the proposed business is not specifically listed in the zoning ordinance so a special use permit is required. Mr. Casey said he also plans to sell hunting and outdoor gear. Mr. Casey said an occupancy permit for commercial use was issued and he does want to change the curb appeal. Craig said he provided Mr. Casey the parking and sign requirements. Mr. Casey said a state-funded cleanup was conducted on the property in 2013; it had been listed as a Level 2. The DEQ tested last year and gave it a clean bill of health. Shelley asked about the front window; Mr. Casey spoke of security measures that would be taken. She also addressed the need to inform the fire department of contents and location for safety reasons and also whenever the configuration changes. Mr. Casey said the ATF has been asking about timing and asked who the contact is (Shelley). The review process was explained, and also to the agent, and that the special use permit requires a public hearing. Peg thanked Mr. Casey and assured him the JPC will discuss the application at its next meeting. Peg called for a careful review of the zoning ordinance as it relates to Mr. Casey's application. Discussion continued on signage, parking area and location of the septic system. Each should also write down answers to the ATF agent's questions. The JPC's responsibility is not to determine if federal regulations are met, but copies of health department and other related documents are needed from the applicant to ensure compliance; this is not Craig's responsibility.

B. Eugene Allen. Eugene reported he is serving as Acting President of the Village Council and, therefore, is not able to serve on the JPC. Timing is until the November election. Michael Foust is the alternate. Craig said Sue contacted Dick Figura for his opinion. Township supervisors can not serve on the JPC, but that may not hold true for a village president because laws are different for each form of government.

C. Zoning Administrator Report. Craig provided written and oral reports of activities during the past month. He investigated issuance/lack of health and building department permits. Craig received wording from Dick Figura for second violation notices. He spoke of activity at the Anderson property on Lindy Road that is in the new commercial zone. There was brief discussion on infractions and the hefty fines for violations.

Correspondence. Insurance binder request from Burnham & Flower and email from the ATF.

Public Input. Craig was asked about Production Industries. Craig had nothing to report on zoning but spoke of reps from Manistee EDC (AES?) in attendance with Production Industries at Weldon Township's meeting to request a significant tax break. Extensive discussion followed.

Adjournment. **Motion** by Shelley, Eugene seconded to adjourn at 9:00 P.M.

Respectfully submitted,

Shelley Greene  
Secretary

*Minutes are proposed until approved at the next meeting*