

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – April 28, 2016 Special Meeting

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

Present at roll call: JPC members Sue Meredith, Chris Jones, Don Suchocki, Debra Franke, Mike Foust, Pat Shaeffer, Shelley Greene, Peggy Minster and Irene Dunham Thayer; Zoning Administrator Craig Meredith.

Absent: Eugene Allen.

Guests: Sally Bobek, Ethan Cady, David Casey Jr., Destin Casey and Ron Hitesman.

Public comment. None.

Agenda. Sue Meredith suggested approving April minutes at next meeting. Motion by Peggy Minster, Pat Shaeffer seconded the agenda as presented with removal of reading of the April regular meeting minutes. Ayes: all; motion carried.

David Casey, Jr. Application Discussion. Sue stated the meeting was set for discussion on the application from Dave Casey for a retail store in the C-1 district. He withdrew his application at the April regular meeting and later called Sue to say he wanted to proceed. She wanted to be sure everyone understood the issue: it does not have to be a Special Use permit; it is a use By Right in the C-1 district. Chris Jones asked if the timeframe starts over because he withdrew and then called to reinstate. Sue didn't know and thought it might start over again; Shelley said there is nothing in the ordinance. Chris asked if a new application was needed. Don Suchocki said this is new to all of us and felt it should continue from the day it was submitted and modify the application to reflect the actual information. Sue thought it would be okay by putting it in the minutes. Chris agreed this would be fair and thought it should be on the table so everyone is on the same page. Peggy said it could be stated he rescinded his withdrawal and wishes to continue; timing doesn't change. All agreed with Sue's suggestion. Shelley said information needs to be filled in at the bottom, but we don't have the original. Mr. Casey is to call Shelley to pick it up. Craig Meredith assigned application number 030316.

A letter from Craig to Mr. Casey was reviewed. Debra asked about the garage doors; Craig mentioned it as a security observation. Mr. Casey said he plans to replace all so they are secure. Exhaust fan will also be removed. Craig said the road commission has excellent plats of streets and suggested the Village get copies. Michigan Avenue is 66' wide including right-of-way; Lindy and North are 60' wide. He spoke of the sight view; may need to work with Mr. Casey on parking configuration for safety. Sue asked if signage was okay. Shelley said corner lots can have signs on front and side. She questioned the requirement for primary road frontage. Chris asked if inside neon signs are exempt under 10.3A.4f – indoor signs affixed to or covering windows (yes). Shelley asked if it would be useful to have health department documentation showing septic layout, etc., for most applications. We have had questions on septic location with this application. Craig will look into it; Chris said it is available by email. Craig spoke of the south setback with the stairs and deck within that space; not a showstopper but it provides little room for the fire department if needed. The upstairs room does not access the building below. Mr. Casey may want to have a contract or memorandum of understanding with the new homeowner and file it with the county. Mr. Casey told Sue he would stripe the parking spaces and, eventually, would like to replace the old cement.

Peggy asked about timing for what needs to be done, and Mr. Casey spoke of timing for his federal license which is running out. It was felt parking space striping and health dept documentation need not be conditions for approval; it has been discussed and documented in the minutes. Signage will have to be processed under a separate permit when Mr. Casey makes a decision.

Motion by Don, Debra seconded to approve Application Number 030316 for a retail sales establishment in C-1 by right. Roll call vote: Pat Shaeffer, Mike Foust, Debra Franke, Don Suchocki, Chris Jones, Sue Meredith, Shelley Greene, Peggy Minster and Irene Dunham Thayer – all aye. No nays, motion carried.

Mr. Casey asked Craig if he could call Mr. Johnson at ATF. Mr. Casey to provide Shelley with Mr. Johnson's email address; she needs to answer Mr. Santafianos' three zoning questions and will copy Mr. Johnson.

Public Comment. None.

Adjournment. Motion by Irene, Pat seconded to adjourn at 7:40 P.M.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting