

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – August 4, 2016 Regular Meeting

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

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

Guests: Douglas Kagy, Kyle Scott, Kent Stevens, Carrie Aldrich, Rob Aldrich, Sally Bobek.

Agenda Additions/Corrections. Motion by Debra, Pat seconded to approve agenda; discussion to add Douglas Kagy and Kent Stevens; motion rescinded. Motion by Irene, Debra seconded to approve agenda with additions. Ayes: all; motion carried.

Approval of Minutes. Motion by Pat, Chris seconded to approve the July 7 regular meeting minutes as presented. Ayes: all; motion carried.

- Chair Meredith recognized Douglas Kagy, owner/operator of Northern Towing, to address the Commission. He said he wants to fence in property on Beecher and make it an impound lot. Zoning Administrator Meredith identified the lots as 52 through 57 in Block A which are zoned R-3. When Mr. Kagy was informed the property is zoned for residential use and that an impound lot in this location is not a permitted use, he requested the property be rezoned. Mr. Kagy confirmed he does not own the property in question. He was informed of the location where the zoning ordinance permits an impound lot. Mr. Stevens vociferously interjected his opinion on the matter. Extensive discussion followed. Sue directed the Commission to read the ordinance as it applies to the issue, send comments to Shelley and revisit the issue.

- Mr. Stevens had been requested, by a letter sent from Zoning Administrator Meredith, to attend this meeting to discuss his Lindy Road property with the Commission. No discussion was held. He approached the Commission's table, indicated he was not staying and gave a document to Chair Meredith saying he requires the items prior to departing.

Unfinished Business and Reports

A. Betsie River Campground. No update to report.

B. Revise Commercial Zoning. Mark Eidelson's email was reviewed covering the 6:00 P.M. September 22 special meeting at the Weldon Township hall to discuss amending the ordinance from C-1 to mixed-used commercial/residential, the current Master Plan and a possible amendment of Article 10-Signs. The JPC is to decide on whether to take action on Article 10 at its September 1 meeting.

C. Mobile Home Replacement Amendment. Tabled.

D. Blighted Properties. Shelley to send letter requesting Kent Stevens attend the September 1 JPC meeting concerning his Lindy Road property.

E. Capital Improvements Plan. Committee to reschedule a master document work session.

F. Community Action Report. Tabled.

G. Fee Schedule Amendment. The revision to add a \$40 permit fee for signs other than Permanent Foundation, Site Condo and Subdivision signs was approved by the legislative bodies. The updated Fee Schedule was distributed.

H. Joyfield Township Request. The legislative bodies approved Joyfield Township's request to use Sections 8.25 (Wind Energy) and 8.26 (Wireless Communications Facilities) of the Joint Zoning Ordinance. Betsy Evans sent a message of thanks for the Word document Shelley emailed..

I. Zoning Administrator Report. Craig Meredith provided oral and written reports for the month of July. He sent Kent Stevens a letter requesting he attend this meeting regarding his Lindy Road property. The property intended for a new Production Industries facility was cleared, but the project is not going forward. Concerns were expressed about the condition of the property and the need for performance guarantees in the future for zoning permits involving special land use. Craig will contact Chadco LLC and ask for a representative to attend the September 1 JPC meeting to address the JPC's concerns. He will notify Shelley for agenda purposes.

J. Village/Township Reports. Debra reported on a wireless contract with Koli Communications. Free internet will be available to the Village staff as well as Weldon and Colfax township offices. The Village water tower is the intended location of the equipment installation. Sue reported business was routine and that the logo contest is still open. Shelley said the Road Commission plans to repair certain areas on Wallin Road and suggested asphalt be added to areas of King/Carmean Roads at the same time at Colfax's expense. The Colfax board decided to use funds instead to enhance Wallin Road beyond what the Road Commission will cover.

K. Budget/Compensation Authorization. Sue passed out documents for review and reported a balance of \$11,419.61. Motion by Shelley, Don seconded to approve the comp authorization and pay bills as presented. Ayes: all; motion carried.

New Business.

A. Tire Collection Day. Appointment is required with Dave Shaeffer for August 20.

Correspondence. Email of thanks from Betsy Evans, Mark Eidelson email regarding JPC requests, updated insurance policy documents.

Public Input. None.

Additional Discussion.

- Upon review of Mr. Stevens' document, the JPC felt it was unclear and agreed a letter be sent requesting his attendance at the September 1 JPC meeting.
- Eugene Allen shared ideas to address blight in the Village.
- Chris will not be in attendance next month.

Adjournment. Motion by Don, Pat seconded to adjourn at 9:05 P.M.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting