

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – February 2, 2017 Regular Meeting

Peg Minster opened the meeting at 7:00 P.M. followed by the Pledge of Allegiance.

Present at roll call: Commissioners Peg Minster, Shelley Greene, Irene Dunham Thayer, Don Suchocki, Sally Bobek, Debra Franke, Eugene Allen, alternate Rob Aldrich and Zoning Administrator Craig Meredith. Absent: Gene Houghton and Chris Bobek (excused).

Guests: Carrie Aldrich, Luke Reynolds, Kym Reynolds, Susan Zenker, Norm Ling, Becky Sharp, Bruce Sharp, Mike Fruge, Rich Smith, Ron Hitesman and Eric VanDusen.

Agenda Additions/Corrections: Motion/second by Sally/Irene to approve as presented; motion carried.
Approval of Minutes: Motion/second by Debra/Irene to approve the January 5 regular meeting minutes as presented; motion carried. Motion/second by Irene/Sally to approve the January 12 special meeting minutes as presented; motion carried.

Public Comment: Eric VanDusen commented on agenda item zoning amendments petition.

Unfinished Business and Reports

A. Capital Improvements Plan: Packages were distributed to the legislative bodies.

B. 2017-2018 Budget: Discussion on the share of revenue required from each legislative body. The workgroup's proposal split expenses according to the percentages except wages which were divided equally. Motion/second by Sally/Irene to accept the proposed 2017-2018 budget as presented; motion carried.

C. Zoning Amendments Petition: Peg read Mark Eidelson's January 23 summary letter which addressed the absence of Campgrounds in C-2 Zoning District as a permitted use and the lack of a definition for Outdoor Commercial Recreational Facilities in the Joint Zoning Ordinance (JZO). The JPC had planned to recommend addition of the first item and deletion of the second. Based on his opinion, the JPC agreed to withdraw these items from the proposed amendments. Motion/second by Sally/Debra to approve the proposed amendments as amended with removal of Campgrounds and Outdoor Commercial Recreational Facilities; motion carried. A public hearing was set for April 6, 2017 at 6:00 P.M. at the Weldon Township hall to receive comments on the proposed amendments.

D. Site Development Standards and Procedures: Peg read Mark Eidelson's January 23 summary letter which addressed specific non-discretionary standards and general discretionary standards for outdoor commercial recreational facilities. It also addressed procedures for review of and action on a special land use application noting that the JPC must first determine that such application is complete prior to deliberations and scheduling a public hearing. He cited the Michigan Zoning Enabling Act (MZEA) requirement that action on an application shall include findings of fact and conclusions which specifies the basis for the decision. The letter addressed timeframes according to the MZEA and the JZO noting that these procedures are legally binding for the benefit of all parties. Peg recommended that Mark Eidelson review the Reynolds project. Motion/second by Sally/Don to send the Reynolds application and site plan to Mark Eidelson for review. Aye: Debra Franke, Eugene Allen, Don Suchocki, Sally Bobek, Rob Aldrich, Peg Minster, Shelley Greene, Irene Dunham Thayer; nay: none; motion carried.

E. Mountain Valley Lodge Proposed Campground Application Review: Mortgage company was added to item 11 of the application. A tax bill as proof of ownership was discussed and accepted as "other" proof; request Mark Eidelson's confirmation that the tax bill is sufficient to meet the requirement. Motion/second by Debra/Rob to accept application as complete; motion carried.

F. Mountain Valley Lodge Site Plan Presentation: Luke Reynolds presented the campground site plan. The sites were described as well as locations for water, sewer, drainfield, well, ingress/egress and

emergency exit. MDOT has been contacted concerning the emergency exit; approval is pending until issuance of zoning permit. The outside campground loop is two-way; the two inner roads are one-way to the north. Irene asked about a screening barrier; Mr. Reynolds described the road right-of-way setback in addition to the 100 foot setback requirement for a campground and that the trees are hardwood. State land surrounds the entire parcel except for seven acres across the highway. Operation will be weather permitting probably until November but not beyond when lines have to be blown out. Sally asked about loud parties, and Mr. Reynolds said this will be a family-oriented campground with enforcement of appropriate guest conduct. The rectangle next to the office/store is an existing drainfield. The store will have basic camp items such as ice and firewood. The larger bathhouse to the east will have laundry facilities.

Mr. Reynolds wished to address a concern regarding how long he feels this has taken. He said one word in the ordinance has pushed this out another month. He didn't believe this was being done in a timely manner; his goal was to be open Memorial Day weekend. Mr. Reynolds said he wants to do this "legit" but feels the JPC has pushed him back a month. He didn't understand why we were sending the plan and application to a planning consultant and felt it was the Zoning Administrator's job to interpret the zoning ordinance. He spoke of two prior applications. The first one for a campground was reviewed January 5 but could not be acted on due to the zoning ordinance, and the second was for an amendment. Mr. Reynolds said Shelley stopped by November 14, spoke of a campground amendment and said she would add him to the December 1 meeting which he didn't attend. Shelley said Craig told the JPC last summer about the campground, they saw it was not in the JZO and added it to a future amendments list with others in anticipation of an application. Mr. Reynolds was under the impression everything was set when he made application in January based on what Shelley told him.

Mr. Reynolds asked the meaning of timely. Peg said from now on, applications will be reviewed for completeness and being appropriate. That is the first step and will streamline the process. Timing of a public hearing was discussed. Motion/second by Debra/Rob to publish notice of a public hearing on Thursday, March 2, 2017 at 6:00 P.M. at the Weldon Township hall for the purpose of receiving public comment on the Reynolds Special Land Use request for an outdoor commercial recreational facility; motion carried. Mr. Reynolds requested immediate notification if the planner found anything incomplete so he may handle it. Shelley informed him the plans read Benzonia Township in the construction requirements box and should be JPC. He made the change and gave her the site plan.

G. Zoning Administrator Report: Written and oral reports were provided. Craig has not received the Webber's permit for a pole barn. No contact has been made with owner Pellegrino.

H. Village/Township Reports: Sally reported Weldon is looking for an assessor and people to serve on the Board of Review. There was a motion to remove Weldon from the JPC; a public hearing is scheduled for February 9 at the hall at 7:00 P.M. Debra reported the Village meeting covered routine matters and noted a bus shelter will be installed next to the library. Eugene said bids are out for replacement of the water main on Third Street. He said the hope is that it comes in under budget so sidewalks can be upgraded. Shelley reported that Colfax appointed a JPC alternate and a member to the library board. Ordinances for municipal civil infractions and blight were discussed; adoption of both is expected next month.

I. Budget/Compensation Authorization: Bills were presented totaling \$2,000.53. Motion/second by Irene/Sally to pay bills as presented. Aye: Don Suchocki, Sally Bobek, Rob Aldrich, Debra Franke, Eugene Allen, Peg Minster, Shelley Greene, Irene Dunham Thayer; nay: none; motion carried.

New Business

A. Training: Shelley enrolled Debra, Gene, Chris and Kathy in the Planning and Zoning Essentials workshop March 22 from noon until 5:30 P.M. Sally and Craig will be enrolled in the March 21 medical marijuana workshop.

B. Risk Meeting, Insurance Renewal: Shelley received permit information from Craig for a zoning risk profile required for an upcoming meeting with the underwriter's risk representative. Insurance renewal paperwork is due February 14. The JPC agreed to remain with Burham & Flower.

Correspondence: Networks Northwest wrote concerning support service to the county planning commission. Planning & Zoning News renewal notice was received; hold until next fiscal year.

Public Comment: Becky Sharp commented on the need to inform the public of meeting protocol. Mike Fruge requested a response on the comment. Peg will welcome guests and review protocol in the future. Norm Ling liked that the site plan is being sent to the planner and suggested the fees be passed on to applicants in the future.

Adjournment: Motion/second by Irene/Peg to adjourn at 9:27P.M.

Respectfully submitted,

Shelley Greene

Secretary

Minutes are proposed until approved at the next meeting