

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – April 6, 2017 Regular Meeting

Don Suchocki opened the meeting at 7:39 P.M. followed by the Pledge of Allegiance.

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

Guests: Carrie Aldrich, Rob Aldrich, Fran Griffin, Sue Meredith.

Recess regular meeting; public hearing opened at 7:40 P.M.

Don read a summary of the proposed Joint Zoning Ordinance amendments. There were no comments in support of or against the proposed amendments nor was any correspondence received on the matter.

Motion/second by Sally/Irene to close public hearing at 7:47 P.M.

Agenda Additions/Corrections: Shelley requested addition of Fee Schedule under New Business. Motion/second by Sally/Gene to accept as amended; motion carried.

Approval of Minutes: Sally commented on a statement by Chris in Item G; remains as presented. Craig commented on Item G “This affected Weldon.” Remove sentence. Motion/second by Debra/Irene to approve March regular minutes as corrected; motion carried. Motion/second by Sally/Debra to approved March public hearing minutes as presented; motion carried.

Public Comment: Carrie Aldrich spoke on a joint legislative meeting held to address Weldon’s concerns on its membership in the JPC and what it spent on planning and zoning prior to the JPC. Would like to hear from JPC how expenses can be lowered so Weldon has something to go on when they evaluate their own choices.

Unfinished Business and Reports

A. Zoning Amendments Next Steps: It was confirmed to Sally that replacement of single-wide mobile homes will be permitted with the amendment and need to meet county/state requirements. Shelley will write a statement for the legislative bodies that the JPC’s recommended action is that they adopt the proposed amendments. Copy will be sent to the Benzie County Planning Commission for comments. They have a 30-day statutory review period. Debra reiterated her disagreement with the 20’ width requirement for dwellings if they are 720 square feet (other than single-wide mobile homes).

B. 2017-2018 Budget: All entities approved the JPC budget. Shelley will email an invoice. Sally wants something to show Weldon we are looking at the budget to pass on costs and cut meetings where possible. Legal fees were discussed; Shelley said in the past Sue Meredith was the contact with Mr. Figura and asked Craig how often he contacts him. Craig said he doesn’t without the board’s permission. Don asked for comments on appointing two from each entity rather than have a joint planning commission. Shelley said legally it wouldn’t work. If Weldon withdraws, they form their own planning commission. Don asked what would be different then – they would still have to pay wages and other costs. Legal and consultant fees were discussed. Shelley said legal fees were low, but the JPC needed the planning consultant to address signs affected by the Supreme Court decision, review the master plan and evaluate the commercial districts. Sally said it wasn’t the fees that were annoying them -- it’s the time it takes to send things back and forth. Shelley asked for specifics. Chris said they don’t understand and used the campground as an example. He said there was a lot to it, and more information was needed before we could make a judgment. By law we have to go through the process. A workgroup of Gene, Eugene, Sally and Irene will meet April 12 to review the budget.

C. Training Feedback: Eugene, Gene, Debra and Chris attended Planning and Zoning Essentials. Comments were very positive. Gene felt the JPC should attend every year as a refresher. Chris would like to attend another because so much was covered over five hours. There was agreement to the idea of

annual training. Shelley will look into the cost of an on-site workshop. Craig and Sally attended the Medical Marijuana workshop. Craig said the state has a lot to do to get everything in place by year end.
D. Capital Improvements Plan: Legislative bodies completed their wish lists of projects over \$2,500. The process calls for development of a master document to share with everyone. Discuss next steps at May meeting.

E. Lindy Road/Village Limit Property: Sally has been questioned about this issue but didn't know the status. Shelley said we were waiting for adoption of the MCI ordinance. Eugene will confirm the Village published it. Citations can then be issued for unresolved violations.

F. Zoning Administrator Report: Written and oral reports were provided. A realtor contacted Craig to explore potential for a large marijuana growing facility near Thurman Road. He is aware the municipalities have no interest in the new laws. Craig has not received applications from the Webbers or Pellegrinos. A 9' x 10' bus shelter will be installed on Thompson Avenue; a permit is not required.

G. Village/Township Reports: Sally reported that Weldon covered routine matters and adopted the JPC budget. Debra said the Village signed a bond certificate for the water project, the ambulance group signed a contract with a billing company, playground equipment will be added and a contest is being held to name the park west of the community center. Gene said a domed jungle gym will have a fireman's slide, serpentine balance beams and tether ball. New fire rings and trash containers will be added at Sharp Park. Shelley said Colfax held a budget hearing and renewed her JPC appointment.

H. Budget/Compensation Authorization: Bills were presented on insurance, public hearing ad, mileage expenses and Craig's expenses along with the comp authorization for this meeting. Motion/second by Sally/Debra to pay as presented. Aye: Debra Franke, Eugene Allen, Gene Houghton, Don Suchocki, Sally Bobek, Chris Bobek, Kathy Maginity, Irene Dunham Thayer and Shelley Greene; motion carried.

New Business

A. Meeting Schedule: Sally asked that this be tabled until after budget review. Shelley noted it is supposed to be published at the beginning of the fiscal year.

B. Cleanup Days: Weldon is May 20 and Colfax is June 10. Eugene said the county received a grant for tire collection and will be held July 22 in the Village. Debra asked about JPC involvement with cleanup days. Eugene said it may not be needed because he has a plan for the Village.

C. Fee Schedule: Shelley believed that sufficient fees have not been collected and wanted to remind everyone there is a site plan fee in addition to a permit fee for a special land use.

D. Additional ZA Items: Craig said the township received a DEQ application, and a condition is that the Reynolds not start any construction on the campground until they have the DEQ permit. Craig said Dave Johnson asked him for a variance to add an addition but said he can't. In looking at the ordinance, he said the ZBA can grant variances only for certain items and does not include uses.

Correspondence: Insurance renewal documents were received to send with payment.

Public Comment: Carrie Aldrich commented on Sally's statements about Weldon's feelings on the JPC. Extensive discussion was held about the issue. Some feel it's the money and others don't.

Adjournment: Motion by Irene to adjourn at 9:20 P.M.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting