

Colfax Township, Weldon Township and Village of Thompsonville  
Community Joint Planning Commission  
14731 Thompson Avenue, Thompsonville, MI 49683  
Minutes – September 7, 2017 Regular Meeting

Don Suchocki opened the meeting at 7:00 P.M. followed by the Pledge of Allegiance.

Present at roll call: Commissioners Don Suchocki, Sally Bobek, Chris Bobek, Shelley Greene, Irene Dunham Thayer, Debra Franke and Zoning Administrator Craig Meredith. Absent: Gene Houghton (excused). Eugene Allen arrived at 7:10 P.M. and Peg Minster at 7:45 P.M.

Agenda Additions/Corrections: Add Benzie County Planning Commission to New Business.

Motion/second by Irene/Chris to accept the agenda with addition to New Business; motion carried.

Approval of Minutes: Motion/second by Sally/Irene to approve the August regular minutes; motion carried.

Public Comment: None.

Unfinished Business and Reports

A. Advocates for Benzie County: representatives not in attendance.

B. Attorney: Email from Ward Kuhn (Kuhn Rogers P.C.) proposed that the JPC authorize each municipality to use their own counsel to work through issues. The JPC discussed its need for counsel as a separate entity and to authorize Peg to contact the firm. Motion/second by Shelley/Irene for Peg to approach Ward Kuhn and express the JPC's desire to retain Kuhn Rogers as JPC legal counsel. Debra Franke, Eugene Allen, Don Suchocki, Chris Bobek, Shelley Greene, Irene Dunham Thayer – aye; Sally Bobek – abstained.

C. Zoning Amendments: Finalized amendments package for the legislative bodies was distributed which included a letter stating the JPC recommends adoption of the proposed amendments and referenced the JZO sections for details on adoption by ordinance. Sally will present to Weldon and Shelley will cover Colfax and the Village (Eugene and Debra will be absent). Don referred to the JZO for the effective date; it is eight days after publication and notice shall be published within fifteen days of adoption. Shelley noted that an effective date beyond the eight days may be chosen by all legislative bodies; that is what was done when the JZO was adopted. Shelley offered to work with the clerks regarding ordinance language for adoption and publication.

D. Site Plan Review Policy: Tabled.

E. Zoning Administrator Report: Written and oral reports were provided. Several violation notices were issued. The DEQ issued a permit for Mountain Valley Lodge campground.

F. Village/Township Reports: Debra and Eugene reported on the Village. Delays have been encountered on the water main project; more Christmas lights were ordered for the tree; a historical marker will be acquired for the two railroad crossings at the caboose. Sally reported Weldon applied for a community growth grant for the cemetery; new boiler is in; building is being painted inside and out; board voted to withdraw from the JPC. Shelley said a larger drop box is needed for absentee ballots; blight issue on Karlin should be resolved soon; discussing culvert replacements with the road commission.

G. Budget Review/Compensation Authorization: Debra asked about taxes not deducted from check. Sally said we are now treated as contractors and 1099s will be issued going forward so taxes aren't deducted. The budget profit/loss statement was reviewed. Motion/second by Sally/Irene to pay bills totaling \$315.49 and approve comp authorization. Roll call: Debra Franke, Eugene Allen, Chris Bobek, Sally Bobek, Irene Dunham Thayer, Shelley Greene and Peg Minster – aye; nay – none; motion carried.

New Business

A. Violations: Covered under Zoning Administrator report. Shelley asked about another violation being issued on the Wohadlo property and thought a citation was discussed last month. Craig will issue citations September 19 if not resolved.

B. Attorney Letter: Peg said this concerned legal counsel's advice regarding a permit issued in error for an Amish style cabin that did not meet the width requirement. The error needed to be acknowledged in the minutes; she also spoke with Craig. The JPC acknowledged the permit was issued in error and does not set a precedent for future permits, the zoning ordinance stands as is and the structure will be allowed to remain in place. Issue closed. Sally brought up tiny houses related to the affordable housing crisis. Peg said that is something that could be looked at if a demonstrated need came forward.

C. Weldon Township: Covered earlier by Sally. Peg asked about Colfax and the Village plans. Shelley said the legislative will need to discuss. Don asked about the withdrawal process, and Sally said Mr. Figura laid out a number of steps. She said Weldon will bear the costs to change to the Master Plan, zoning ordinance, etc., for the Village and Colfax should they remain together.

D. Benzie County Planning Commission: County Commissioner Gary Sauer presented on restructure of the county planning commission. It will have 11 members, and participation is being sought from townships and villages. The ordinance will have some slight changes regarding the secretary, attendance and also with regard to the Enabling Act. The planning commission writes grants, it could be a good opportunity to coordinate on cross jurisdictional issues such as natural gas and high speed internet, represent our municipality at the county level and participate in educational opportunities. Mr. Sauer said it is a community effort and would appreciate consideration in applying.

Correspondence: None.

Public Comment: None.

Adjournment: Motion/second by Irene/Chris to adjourn at 8:35 P.M.

Respectfully submitted,

Shelley Greene

Secretary

*Minutes are proposed until approved at the next meeting*