

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14714 Lincoln Avenue, Thompsonville, MI 49683
Minutes – September 6, 2018 Regular Meeting

Peggy Minster opened the meeting at 7:01 P.M. followed by the Pledge of Allegiance.

Present at roll call: Commissioners Peggy Minster, Shelley Greene, Irene Dunham Thayer, Debra Franke and Eugene Allen; zoning administrator Mark Draeger. Absent: Devonia Dyer (excused), Don Suchocki, Chris Bobek, Sally Bobek.

Guest: Craig Meredith.

Agenda Additions/Corrections: Debra adds meeting schedule. Motion/second by Irene/Shelley to accept agenda with addition; motion carried.

Approval of Minutes: Motion/second by Debra/Irene to approve June special minutes; motion carried.

Public Comment: None.

Unfinished Business and Reports

A. Fred Knoll Project: Updated Private Campgrounds – Treehouse Cabins language was distributed. Motion/second by Shelley/Irene to approve language as presented for the zoning ordinance amendment for campgrounds for treehouse cabins; motion carried. Send draft to Fred Knoll.

B. Violations/Citations: Mark distributed his report and noted he had Johnson, Wohadlo and Lindsay properties under unresolved/resolved activities.

- Johnson: Mark spoke with Mr. Johnson following the June meeting and checked again August 15 but there was no progress in removing the addition. A second citation will be issued.

- Lindsay: Mark spoke with neighbors, took pictures of permits, said the foundation was in and felt he was in compliance. Shelley asked if there is framing; Mark said no. She said this has been going on long before Mark came on board and the violations still exist. A foundation and framing are required for an accessory structure and a dwelling is required for an RV. Mark understood and was going to check one last time on framing progress. Peggy agreed to proceed with violation notices if no progress and asked for the board's position. Irene agreed. Gene asked how long the permit is good for. JPC's is a year with extension possible, but Mark wasn't sure of the county's. Peggy spoke with Mr. Lindsay on several occasions and read him the relevant ordinance sections. Mark to issue violation notices if violations exist and follow up with citations if no resolution after 30 days.

- Osga: Shelley asked about this. Mark didn't have much info on this and it was briefly touch on in June. Gene believed it was being looked at as a blight issue. Shelley said salvage activity as a business has not been verified but was raised as a possibility which would be a violation. If Mark can't determine any salvage activity, it will be considered blight.

- Wohadlo: Mark said he didn't have enough information on this issue which was only briefly mentioned in June. Peggy said the violations have existed a long time and felt it would be best for Mark to visit the property and start from scratch. Shelley believes the property was vacant and obtained in a tax foreclosure and that water was hooked up in November 2014. A tiny house and accessory structures were added without permits. She suggested the board review violation notices before Mark sends them. Peggy agreed and there was no opposition. Shelley will contact the assessor for the property record.

Peggy said a new issue was a porch at the Nordbeck property. A church group removed the old porch and, apparently, the property owner was not aware the porch was nonconforming and couldn't be put back. Debra believed Section 18.11 would allow it. Peggy felt it was worth reviewing and opened discussion. Mark said Bryan Nordbeck initially contacted him on procedure and said the porch existed but would be replaced with a new covered porch. The application then showed a three-season room with drywall, 2x4 studs, covered flooring, insulation and shingles. Mark said it was an addition to a house, not a covered porch. The nonconformance does not meet the 20 foot setback and was explained in the permit denial. Mark had no knowledge the porch was removed. Shelley asked where the property boundary lies. Mark said he roughly measured 19' on the computer according to the Equalization map; Bryan's drawing shows 19' 4".

It's still short. Mark told Bryan he could appeal to the ZBA and that's where it was left. Gene asked for clarification of the ordinance, what can the JPC do. Shelley said we can interpret but not grant a variance. Debra supported replacing the porch but not a three-season room. Peggy agreed they could revise the plans or go to ZBA. Debra said the room could be added to the side and be in compliance. Shelley supported porch replacement in the same footprint and felt not having a porch is a safety issue. Gene asked for further clarification – can an addition be built? Mark said plans would need to be resubmitted. The house conforms. The porch was nonconforming due to the setback and once a nonconformance is destroyed more than 50% the ordinance states it cannot be rebuilt. Discussion on lot line boundary at the street. The JPC was in agreement the plans could be resubmitted for a covered, screened-in porch or they could go to the ZBA.

Mark asked what to do with checks that come in. Debra said they can be placed in an envelope and put in the drop box. Peggy asked Mark if he could scan/save applications if not too much trouble.

C. Weldon Withdrawal: Sent Ward Kuhn the costs he requested. Gene asked about checks being held. They can be deposited because they are JPC operating funds.

D. Capital Improvements: Schedule for January. Committee formed with Peggy, Debra and Irene.

E. Zoning Administrator Report: Written and oral reports provided in addition to issues already covered. Mark has a phone for zoning issues 231-383-1262. He has not had a chance to look at the Milnichol property. Debra said the Village Council would like him to attend and he will depending on work schedule.

F. Village and Township Reports: Shelley reported Colfax has a fall cleanup is set for 8AM-12 noon on Saturday, October 6 because the township has budget left over from the spring cleanup; roads will get a second brining soon; election went well with the new voting equipment. Debra reported a new cleaning person was hired; fire truck is back with new lights; Elmer's is working on the water project; running on two wells after one of four tests failed; fire and ambulance have new radios; looking at purchasing tanker; road work in progress; Christmas tree will be trimmed; Village purchased the Oddfellows hall; airport won't get solar project.

G. Budget Review/Compensation Authorization: Bills presented were \$185.64 to Pioneer Group; \$776.00 to zoning administrator of \$500 for July/August/September, \$266 in permit fees and \$10 for postage; and compensation authorization. Motion/second by Irene/Debra to pay bills as presented; motion carried. Send letter to Bryce Gibbs for payment of cost of public hearing notice.

New Business

A. Citizen Planner Course: A seven-week course begins September 19 at the county building. Cost is \$295.

B. Meeting Schedule: Debra said training is scheduled at the Village hall so the October and November JPC meetings will be held at the Colfax hall.

Correspondence: None.

Public Comment: None.

Adjournment: Motion/second by Irene/Shelley to adjourn at 8:43 P.M.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting