

Colfax Township, Weldon Township and Village of Thompsonville  
Community Joint Planning Commission  
7607 Michigan Avenue, Thompsonville, MI 49683  
Minutes – October 4, 2018 Regular Meeting

Debra Franke opened the meeting at 7:02 P.M. followed by the Pledge of Allegiance.

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

Guest: Hope Clifton.

Audrey Swisher was introduced as Colfax's alternate.

Agenda Additions/Corrections: Motion/second by Irene/Devonia to accept agenda as presented; motion carried.

Approval of Minutes: Motion/second by Irene/Gene to approve September minutes; motion carried.

Public Comment: None.

Unfinished Business and Reports

A. Fred Knoll Project: Shelley emailed Fred Knoll the draft language for Private Campgrounds – Treehouse Cabins zoning ordinance amendment and invited comments or questions.

B. Weldon Withdrawal: Followed up with Ward Kuhn requesting update.

C. Zoning Administrator Report: Written report provided. Mark followed up on Lindsay property Sept. 12, took pictures and saw no progress had been made from previous visit. Two violation notices were issued with a correct-by date of Oct. 19 for the trailer and storage structure and listed the specific ordinance sections in violation. Received call from Mr. Lindsay and they finally spoke Oct. 1. Said he no longer owns the trailer, signed it over to the Raines and it is not on his property. He also told Mark a septic tank and drain field have been installed and would be up the weekend of Oct. 6 at which time Mark plans a courtesy visit to see what has been done. Mr. Lindsay told him the next step is to pour the floor so the wall structure can be put up. Mark explained the ordinance which Mr. Lindsay said he understood and that Craig Meredith told him it was okay as long as he was making forward progress. Mark said the county building permit expires in November; it may be renewable without a new zoning permit. Shelley restated the ordinance requirement of a foundation and framing to have an accessory structure. Mark said he is willing to work with people which Shelley acknowledged but said this has been ongoing including Peggy's conversations with Mr. Lindsay on the specific ordinance violations. If violation notices/citations are properly written there should be no issue and what happened in the past should have no bearing on the matter. Gene and Debra felt progress was a good sign; Irene said progress started when we began pushing. Gene asked if he can be fined and continue work; Shelley said a fine comes into play according to the Civil Infraction Ordinance if a magistrate rules in our favor on a citation. She noted an adjacent property owner has asked for status on the violation. Mark was directed to continue his plan to follow up Oct. 19 for compliance to the zoning ordinance.

Applications were received from Fred Knoll for a dwelling and Irene Dunham-Thayer for demolition. Mark will issue a citation for the Johnson property. He addressed excavation; property owner stopped once they learned a permit was needed. Going forward Mark will require complaints be submitted on the violation complaint form to document and track them. He did not see evidence of demolition on CR669; Shelley said it was south of the excavation and probably completed. Mark will monitor a Carmean Road property that may be in violation.

Mark has heard nothing more on the Nordbeck property. Gene asked for review of Article 7.4 in Nonconforming Structures allowing reconstruction if nonconformance is not increased. Commissioners asked if walls and a roof can be added with a county permit. Mark said the JPC approved replacing the porch for safety reasons, but under Section 7.3(A)5 no nonconforming use may be changed to another nonconforming use except as approved by the Joint Zoning Board of Appeals. He informed Mr. Nordbeck his denial may be appealed and the ZBA follows the same ordinance. In fairness to everyone he must go by what the ordinance says and told Mr. Nordbeck the request was for an addition to the house on a

nonconforming structure for a nonconforming use. The drawing with the application shows a three-season room in place of a porch. Adding a roof would increase the nonconformance. Mark said the side setback is only five feet which is sufficient to build a room.

Copies of the Wohadlo property record with the assessor's notes were distributed. Debra asked what the violations entailed. It appeared the dwelling does not meet the square footage and is a plated trailer, accessory structures exist without an approved dwelling and application was not made for permits. The property was acquired in 2014. It is believed Village water was hooked up in November 2014 but needs to be verified. The joint zoning ordinance became effective May 2015. The Village had zoning prior to the JZO. Mark will determine the violations and check with the county on permits issued. Gene offered to check on Village records if needed. Revisit in November.

D. Village and Township Reports: Shelley reported that Gene Allen presented to the Colfax board on projects for the Village; assessor Gunnar Brow gave an update on activities and; Gunnar receives copies of county building permits and does not need JPC zoning permits; cement is being added to campground fire pit rings to help prevent theft; roads were brined a second time; fall cleanup is set for Oct. 6; board reaffirmed no plans for marijuana other than the medical already in the JZO. Debra said the Village has no plans to change regarding marijuana due to what is involved for a small town to comply with the laws; water project will be done end of October; well tested fine and is online; new refrigerator was purchased; Village is the new owner of the Oddfellows hall; trees were planted on Thompson; roof is needed on oil building; Gene asked Mark to check on county permit for the granary; issues continue at ballpark; car show was a great success; tree lighting is 7PM December 1 and it's Colfax's turn for goody bags; fall festival is Oct. 27.

E. Budget Review/Compensation Authorization: Bills presented were \$229.67 for zoning administrator including \$63 in permit fees and compensation authorization. Debra asked everyone to initial bills for approval. Motion/second by Shelley/Irene to pay bills as presented; motion carried. Irene said she wasn't paid for a meeting but wasn't sure of the date. Shelley thinks it may be the public hearing in June.

#### New Business

A. Bills Approval Procedure: Debra reported each commissioner needs to initial bills approved for payment. This is to satisfy the Village auditor's request.

B. Village Planning: Gene met with Ron Evitts and Ron Hitesman as follow up to his board visits to discuss resources for major Village infrastructure projects. He said they were in agreement to work toward that as capital improvement projects through the JPC in Colfax and through Weldon for that side of the Village. Gene asked how this can be achieved. Shelley said projects can be identified and added to the Village's existing CIP list either by the JPC or Village Council. She said Peggy also suggested a JPC ad hoc committee such as a strategic development group. Irene said CIP is on the Benzie Summit agenda. Shelley said one of the roles of the JPC for the Village is planning projects as he proposes rather than the Village working individually with two townships. It's fine if a township wants to, and legally can, fund a project on their side of the Village, but she honestly felt Colfax doesn't have funds to spare. Gene said the Village doesn't either; his focus is on funding to make Thompsonville a great place. Grants and a grant writer are options to explore for the Village through the JPC which may help in consideration of awards. We can search online, Shelley will share anything she sees and Peggy's and Irene's planning experience will be a great help, too. Gene wants to start soon.

Correspondence: None.

Public Comment: None.

Adjournment: Motion/second by Irene/Devonia to adjourn at 9:02 P.M.

Respectfully submitted,

Shelley Greene  
Secretary

*Minutes are proposed until approved at the next meeting*