

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
7607 Michigan Avenue, Thompsonville, MI 49683
Minutes – November 8, 2018 Regular Meeting

Peggy Minster opened the meeting at 7:05 P.M. followed by the Pledge of Allegiance.

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

Guests: Hope Clifton, Irene Dunham-Thayer.

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

Approval of Minutes: Motion/second by Debra/Audrey to approve October minutes; motion carried.

Public Comment: Hope Clifton asked if Ann Nordbeck can replace her deck and with a roof. Mark said a permit was issued for an 8' by 24' porch but with no roof because it would be nonconforming.

Unfinished Business and Reports

A. Fred Knoll Project: Shelley said Fred Knoll called regarding next steps. She resent draft language. Mark also had conversation with him saying an amendment application is the first step. Email Mr. Knoll.

B. Weldon Withdrawal: Shelley said Mr. Kuhn didn't have the requested recap of costs and noted individual emails were sent as they were received as well as the budget. Discussion on time she has expended with more to come in providing services outside normal JPC business. She was directed to create an invoice for \$1,000.

C. Zoning Administrator Report: Written report provided. Mark followed up on Lindsay property. Building permit expires November 9. If not renewed, he will need to reapply with Mark. Mr. Lindsay informed him he no longer owns the trailer and it was moved off his property. Peggy said this has gone on a long time and has had numerous conversations with him. Shelley asked why didn't he put in his foundation and framing before the septic and well and expressed her opinion on the matter. Discussed the issue's long history and the prospect of going to court again. Mark will issue violations if the permit is not renewed on time.

Permits issued to Path for an addition on Wallin Road, Nordbeck for a porch and VanDuzen for a garage on Meadow Lane. Discussed the Knight property on Aylsworth; Mark denied an application based on zoning district rather than single wide mobile homes not permitted. Irene said property has been bulldozed and wheels are off the home without a permit. Mark to follow up. He gave updates on citations issued to Wohadlo in person on camera. She has until November 13 to comply. Mark has been very lenient with Mr. Johnson concerning the nonconforming addition. He mailed a citation because there has been no progress.

Verizon contacted Mark regarding tower construction. Received call from Fred Knoll and informed him amendment application is the first step for campground. Mark covered other inquiries. Brian Bury (DNR) now has his correct email address. Shelley said a Natural River Zoning permit was issued on Nostwick Road and expected an application would be made to Mark. Peggy sits on that board and clarified that a small covering, not a structure, would be installed over the pump. Discussion on the process; Mark said DNR approval is needed before he issues a permit if it is within the river zone.

D. Village and Township Reports: Shelley was not at the October Colfax meeting but was aware a representative presented on a community center at Betsie Valley elementary. Plan is to lease property for \$1. A mobile dental van will provide service; day care and laundry are other desired services. Funding source is unknown. Peggy said there are grants available that would benefit the Village but need to be searched for. Debra reported the water project is done; not happy about removal of sidewalks and replacement cost of \$14K; estimate to recap Third from Lincoln to Judson is \$32K and said no to both at this time; well is up and

running; new tanker truck had graphics installed and looks great; new leaf pickup process unsatisfactory; waiting until spring regarding roof for white building; exploring surveillance system for ballpark.

E. Budget Review/Compensation Authorization: Received \$56.73 insurance dividend. Bills presented were \$278.80 for zoning administrator, includes \$84 in permit fees and \$28.13 for phone bill, and compensation authorization. Motion/second by Debra to pay bills as presented. Roll call: Peggy Minster, Shelley Greene, Audrey Swisher, Debra Franke, Devonia Dyer - aye; motion carried. Shelley to write Bryce Gibbs for payment of public hearing ad.

New Business

A. CIP: Peggy has not had time to organize a workgroup. Irene had not yet received a copy of the CIP material covered at the Benzie Summit. She said it covered some projects in Lake Township including maintenance. Peggy said including maintenance in a plan is a good idea and that, by statute, municipalities but not townships are required to have a CIP that includes input from departments. Discussed funding sources including setting aside funds especially if there are any left over at the end of the budget year. Peggy said a search for community improvement grants is a good place to start, too. Debra and Devonia spoke of the cost and tight deadline with AES to write a grant which was not awarded. Shelley suggested seeking organizations and individuals who support youth, education and mobility and focus on marketing the Village with those aspects in mind. Debra gave an example of the poor sidewalk conditions and her difficulty pushing a wheelchair to the Fall Festival. Peggy suggested coming up with some ideas over the next few months.

Correspondence: Peggy submitted her letter of resignation saying it has been an honor and a privilege to serve on the planning commission since its inception. She will be greatly missed and was thanked for her service.

Public Comment: Congratulations to Irene in completing the Citizen Planner course. She highly recommends it saying it was very informative and brought things to light she didn't think could be a problem.

Adjournment: Motion/second by Debra/Devonia to adjourn at 9:08 P.M.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting