

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

Chairperson Debra Franke opened the meeting at 7:01 P.M. followed by the Pledge of Allegiance. Present at roll call: Commissioners Irene Dunham Thayer, Shelley Greene, Audrey Swisher, Debra Franke, Eugene Allen; zoning administrator Mark Draeger. Absent: Devonia Dyer, (excused), Don Suchocki, Chris Bobek, Sally Bobek.

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

Approval of Minutes: Remove 'alternate Audrey Swisher'; motion/second by Irene/Gene to approve November minutes with correction; motion carried.

Public Comment: None.

Unfinished Business and Reports

A. Fred Knoll Project: Shelley said Fred Knoll called. She advised him to send the amendment application when it's ready.

B. Weldon Withdrawal: Shelley is working to finalize.

C. CIP: Grants are cyclical and so far Peggy previously suggested the lists be developed as a start. These could be discussed by an ad hoc group. Involving youth is something to consider for their thoughts. Irene suggested high school students as part of their government class. Audrey suggested a suggestion box. Discuss further in January.

C. Zoning Administrator Report: Written report provided. Mark placed a follow up call to Mr. Lindsay. A family matter has delayed work at this time but plans to have house finished by summer. Debbie asked if he renewed the permit but Mark didn't know. Shelley said, and Irene agreed, that was a condition from our last meeting. Debbie recapped the history and said we need to find out if the permit has been renewed. Mark came into this issue in the middle. Debbie asked the board how they wished to proceed. It was decided Mark needs to check status of the permit and continue from there. Kay Bond called about the permit process for a dwelling. Had a good conversation with Fred Knoll and reviewed the application process again. Mark emailed Mike Parshall and reiterated the need to for everyone to use the complaint form.

A violation was issued to Ms. Wohadlo but has received no response. Mark contacted the health department who confirmed a septic permit was never issued. He sent Ms. Wohadlo a follow up letter requesting several documents and has heard nothing. He will write a citation giving her 10 days to pay the fine; he had already given her 30 days to respond which she did not. If she doesn't pay by the due date, he will issue a municipal civil infraction which will go to the court. As for the Johnson property, the due date for the fine was today but Mark has not checked the mail and has not heard from him. He was willing to work with him if he paid the fine and started dismantling the addition. Gene said Mr. Johnson planned to be here tonight. A follow up letter will be sent asking steps he plans to take giving him ten days to respond and will send a civil infraction if no response. A municipal civil infraction would be issued if there is still no response.

Mark explained the fine process in the zoning ordinance. While we don't have a violations bureau with set hours, he said the JPC is the entity that enforces the ordinance including fines which he would collect. The municipal civil infraction ordinance outlines the fines. If an issue goes to court, there are other costs and implications.

Shelley mentioned a call from a Nostwick Road owner wanting to divide a 10.46 parcel and referred them to the assessor who handles land divisions. She said Mark's name came up and the owner wanted him included in communications. Shelley said she didn't have authority to put anything in writing and it does not involve the zoning administrator.

D. Village and Township Reports: Shelley reported Bill Kennis presented the Benzie Bus annual report; the Colfax board decided not to pursue a personal property tax issue through the Michigan Tax Tribunal; county commissioner Warsecke gave an informative update; and spring cleanup day is set for Saturday, June 8. Debra reported the water project is completed; Village is responsible for Christmas candy; a water data service was purchased and Gene said it gives information on everything related to the water system that will be required by the DEQ; a Trunk or Treat event for Halloween was discussed; parks are closed and the train is covered for the winter.

E. Budget Review/Compensation Authorization: Bills presented were \$166.67 for zoning administrator and per diem compensation. Motion/second by Shelley/Gene to pay bills as presented; motion carried.

New Business

A. Vice Chair: Debra called for Vice Chair nominations. Audrey nominated Irene. Motion/second by Audrey/Shelley to nominate Irene; motion carried.

B. Alternate members: Ed Ostapowicz was appointed by the Colfax Board. The Village is still seeking an alternate.

Correspondence: None.

Public Comment: None.

Adjournment: Motion/second by Shelley/Irene to adjourn at 8:20 P.M.

Respectfully submitted,

Shelley Greene

Secretary

Minutes are proposed until approved at the next meeting