

Colfax Township, Weldon Township and Village of Thompsonville  
Community Joint Planning Commission  
14714 Lincoln Avenue, Thompsonville, MI 49683  
Minutes – February 21, 2019 Regular Meeting

Chairperson Debra Franke opened the meeting at 7:04 P.M. followed by the Pledge of Allegiance. Present at roll call: Commissioners Irene Dunham Thayer, Shelley Greene, Audrey Swisher, Debra Franke, Eugene Allen, Devonia Dyer. Absent: Don Suchocki, Chris Bobek, Sally Bobek.

Agenda Additions/Corrections: Gene added Nordbeck porch under New Business. Motion/second by Irene/Devonia to accept agenda as presented plus added item; motion carried.

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

Public Comment: None.

Unfinished Business and Reports

A. Fred Knoll Project: Mr. Knoll informed Shelley he is ready to submit his zoning ordinance amendment application and plans to attend the March meeting.

B. Weldon Withdrawal: Projected costs have been submitted to Mr. Kuhn.

C. CIP: Debra solicited input from the Council. Shelley said there is no change to Colfax's list since last year.

D. Zoning Administrator Report: No report.

E. Village and Township Reports: Debra reported there are snowplow issues; airport contract was tabled to next month; Cleon and Benzonia fire departments assisted at a local residence fire and there has been a lot of help from the community; an issue arose regarding the Village's tax sale purchase of the Oddfellows building; the DEQ/State of Michigan is mandating more water samples and the type of line required from the water main to houses. For Colfax, Shelley said county commissioner Evan Warsecke reported Cory Carland resigned after accepting a position with Networks Northwest; the local roads committee met to identify projects for 2019 and will include repair of the Carmean Road bridge; handling of the snowmobile contract payment needs resolution; an ordinance to opt out of Proposal 1 will be considered at a future meeting; Fred Knoll presented on his Tree House Ridge project; Jordan Florian presented on Swogger, Bruce & Millar law firm.

E. Budget Review/Compensation Authorization: Per diem compensation was presented for payment; lacked info to approve ZA payment. Motion/second by Gene/Devonia to pay as presented; motion carried.

New Business

A. Officer Nominations: Nominations were Debra for Chair, Irene for Vice Chair and Shelley for Secretary. Motion/second by Debra/Irene to accept and support officer nominations; motion carried. Terms begin April 1, 2019.

B. Zoning Administrator: Mark Draeger informed commissioners by email January 7 of his resignation effective February 1. Suggested candidates will be explored. Motion/second by Irene/Devonia to appoint Shelley interim zoning administrator. Debra received a permit application for a sign at Archer Country Store and said more detail is needed regarding the proposed sign.

C. Budget: Draft was reviewed and modifications were made. Shelley will present at Colfax's budget workshop prior to its March board meeting. She requested a debit card to replace the one issued under the previous bank account.

D. Insurance Renewal: Documents need to be completed and returned; requires info from ZA records. Agent Dustin Moore emailed Shelley to set up a courtesy phone conference to review coverage.

E. Nordbeck Porch: Gene provided copies of an email from Eric Nordbeck who felt an enclosed porch should be allowed for his mother, Anna, and not just a replacement porch as directed by the JPC to resolve the initial permit denial for not meeting the front setback. Gene then read a legal opinion regarding ADA as it may hypothetically relate to the issue. He also presented photos of other area homes with enclosed porches. Discussion. The current setback along Thompson Avenue may present similar issues in the future. It was agreed to explore a zoning ordinance amendment to reduce the front setback to reasonably meet needs

of property owners without compromising those of the Village. An assessment of other streets should be conducted as well.

Correspondence: None.

Public Comment: None.

Adjournment: Motion/second by Irene/Devonia to adjourn at 9:24 P.M.

Respectfully submitted,

Shelley Greene

Secretary

*Minutes are proposed until approved at the next meeting*