

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14714 Lincoln Avenue, Thompsonville, MI 49683

Minutes – August 29, 2019 Public Hearing/Special Meeting

Chairperson Debra Franke opened the meeting at 7:05 P.M. followed by the Pledge of Allegiance. Present at roll call: Commissioners Debra Franke, Irene Dunham Thayer, Shelley Greene, Audrey Swisher, Devonia Dyer. Absent: Eugene Allen, Don Suchocki, Chris Bobek, Sally Bobek. Guests: Janice Milliron, Robert Milliron, Brian Ellison, Fred Knoll, Landon Knoll, Jess Knoll.

Introduction by Chair: The chair opened the public hearing at 7:06 P.M. by welcoming and thanking everyone for coming. She gave an introduction stating the purpose of the public hearing was to receive public comment on the Special Land Use application submitted by Fred Knoll to construct up to ten treehouse cabins on his 40 acre property on Dinger Road in Colfax Township under Section 8.4.1 Private Campgrounds – Treehouse Cabins of the Joint Zoning Ordinance. If approved, each unit will require a zoning permit from the JPC as well as permits from the county. She shared expectations/rules for public comments and then asked if there were comments from the guests.

Mr. Milliron asked if they would be rented. Mr. Knoll said yes and explained the rental process. Mr. Milliron said he hunts his property and is concerned with snowmobiles, four-wheelers and trespassing. Mr. Knoll showed him the proposed location of the cabins and said he is building a house to live in. Mr. Milliron said his property is posted but he still has trespassers so what will prevent guests at the cabins from trespassing? Mr. Ellison said his property was residential. Shelley explained that was related to his tax designation and that residential zoning districts may allow uses other than residential. Mr. Ellison expressed concern about people hunting from Mr. Knoll's property onto his. Mr. Milliron said they would be hunting from the door. Mr. Knoll said he has no plans to allow hunting. Written comments from Tom and Deb Whilden expressed concern about trespassers and vandalism that they have experienced over the years and expect it will get worse with more people coming to the area.

The chair thanked everyone for coming and asked for a motion to close the public hearing. Irene/Devonia moved/seconded to adjourn at 7:50 P.M.

The special meeting resumed with discussion of the Special Land Use application. The commission felt the comments of all three guests focused on trespassing concerns they have had problems over the years. The findings of the commission were that the applicant has met the requirements of Section 8.4.1 of the Zoning Ordinance, provided all required supporting documents and there were no public comments within their control to address with conditions on the application. Motion/second by Irene/Devonia to approve the Special Land Use application for treehouse cabins for Mr. Knoll with the condition of receipt of final site plan; motion carried.

Special meeting was recessed at 8:56 P.M.

The chair opened the public hearing with the Pledge of Allegiance. Present at roll call: Commissioners Debra Franke, Irene Dunham Thayer, Shelley Greene, Audrey Swisher, Devonia Dyer. Absent: Eugene Allen, Don Suchocki, Chris Bobek, Sally Bobek.

Introduction by Chair: The chair opened the public hearing at 8:57 P.M. She gave an introduction stating the purpose of the public hearing was to receive public comment on a proposed text amendment to reduce the current front setback by 5 feet, from 20 feet to 15 feet, on Thompson Avenue between Second and Fourth Streets. She explained the proposed text changes to the zoning ordinance would be a footnote in Table 4-4 and add footnote #11. She shared expectations/rules for public comments and then asked if there were comments from the guests. There were no public comments. Irene/Devonia moved/seconded to adjourn at 9:02 P.M.

The JPC finds the reduced front setback will “even the playing field” for residents within the specified area. Next step is submission to the county planning commission, Village and township.

Pay Bills: Motion/second by Irene/Devonia to pay bills; motion carried.

Adjournment: Motion/second by Irene/Audrey at 9:10 P.M.

Respectfully submitted,

Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting