

Colfax Township and Village of Thompsonville
Community Joint Planning Commission
14714 Lincoln Avenue, Thompsonville, MI 49683
Minutes – June 4, 2020 Regular Meeting

Chairperson Debra Franke opened the meeting at 7:00 P.M. followed by the Pledge of Allegiance. Present at roll call: Commissioners Debra Franke, Irene Dunham Thayer, Shelley Greene, Audrey Swisher, Devonian Dyer. Absent: Eugene Allen (joined meeting at 7:40 P.M.). Guests: Tim Ranville, Debbie Ranville.

Installation of officers FY2020-2021: Officers that were nominated in February were installed as follows: Debra Franke, chair; Irene Dunham-Thayer, vice chair; and Shelley Greene, secretary.

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

Approval of Minutes: Motion/second by Irene/Devonia to approve the February minutes; motion carried.

Public Comment: None.

Citizen Matters

Tim Ranville said he and his wife were here last year and the board granted a special for a fifth wheel on their property but medical reasons affected plans. He said he is back to see if he could get the same special until November 15 to have a place to stay and keep an eye on materials that will start to be delivered. Debra asked him where his fifth wheel was now. Mr. Ranville said it is on the property at Webber and Wallin Roads where there is a water-filled hole in the ground where he plans to build as well as power and a well. He confirmed to Irene there is no dwelling. Irene said according to the zoning ordinance unless there is a dwelling a property owner cannot have a recreational vehicle on the property. She referenced Section 18.12. Debra acknowledged to Mr. Ranville that permission was given but that we have had many people approach us with the same conditions including her nephew. Mr. Ranville asked what has changed because this board has the ability to say yes or no. Debra agreed we do, but Shelley did not and cited the ordinance regarding enforcement and administration of it and that nowhere does the ordinance grant any legislative body, the JPC or the ZBA the ability to alter the terms in it and specifically states the zoning administrator shall not. Mrs. Ranville asked if they could have a week to ten days to move it because they needed a different truck to do so. Shelley was not opposed to some additional time to consider unforeseen circumstances but the suggestion was not supported. Several commissioners said they felt this section needs to be revisited and will definitely add this to upcoming revision work necessary now that Weldon Township is officially withdrawn from the JPC. Extended discussion on zoning in general. Motion by Irene to extend the Ranvilles to June 14 to move their fifth wheel from their property, second by Devonia; no opposition; motion carries.

Unfinished Business and Reports

A. Fred Knoll Project: Final signed site plans were provided July 2 and the special use permit was issued.

B. Insurance Renewal: We have a new agent who finally took the time to look into and correct several issues including the fact that our premium did not decrease even though we lost nearly 50% of area (Weldon) that was exposed us to risk. The premium resulted in the lowest it can be although a couple hundred dollars over budget.

C. Capital Improvement Plan: The Village is looking to add sidewalks in one area.

D. Zoning Administrator Report: Written and oral reports provided. Airplane hangar was finally issued but zoning at the airport needs to be explored to understand the differences in responsibilities between us and Weldon Township. Chuck Krause was informed that a permit is not required for a historical sign. Discussed the property on Plymouth with aluminum sheets added to the outside around the entrance; closing the matter unless directed otherwise. The Parrots' letter was read which disputes all but one of the violations. Remaining balance is \$320. The background was revisited, and Shelley was directed to write a letter which, hopefully, will resolve the matter in an effort to avoid the next step of enforcement.

E. Village and Township Reports: Debra and Shelley provided updates of the meetings.

F. Budget Review/Compensation Authorization: Kuhn Rogers and Burnham & Flower bills plus compensation authorization were presented for approval. Motion/second by Irene/Devonia to pay as presented; motion carried.

New Business

A. Joint Ordinance: The document is ready to be presented for adoption by the Village Council and Colfax Township board. The JPC will reduce to three members from Colfax and two from the Village, and the ZBA will have one member and one alternate from each municipality plus one from the JPC.

B. Zoning Ordinance Amendment: Need to remove Weldon from the document, have a new map created and hold a public hearing possibly in August. Shelley believes any other amendments need to be separate attachments to the ordinance.

C. Crystal View Property: Debra spoke of a person interested in adding self-storage units on this property. Gene asked what was needed to make it happen. Shelley said she spoke with the person and explained what is permitted in that zoning district which is currently residential. It would require rezoning since storage is Commercial-1 or an amendment to permit accessory buildings without a dwelling and a public hearing for either option followed by approval and adoption by the legislative bodies. The Industrial District permits mini-storage by right and no public hearing.

Correspondence: Covered in ZA report.

Public Comment: None.

Adjournment: Motion/second by Shelley/Gene to adjourn at 8:45 P.M.

Respectfully submitted,

Shelley Greene

Secretary

Minutes are proposed until approved at the next meeting