

Minutes – August 6, 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, and Devonia Dyer. Guests: Mar Stoops, Michael Hill, Ilene Hill, Eugene Allen (JPC alternate), Lyle Parrott, Tim Ranville, Kyle Ranville, Deborah Ranville, Dorie Currey, Bill Currey, Benjamin Popa, DeAnn Mosher, Ron Seguin, and Tom Besey.

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

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

Public Comment: Lyle Parrott: spoke about the zoning administrator. Tim Ranville: things in minutes are not correct; commented on pole buildings. Benjamin Popa: doesn't feel we should look for violations. Lyle Parrott: has a problem with fining him, he is not paying the \$320.

Unfinished Business and Reports

A. Fred Knoll Project: The site plans are in and permits were issued for two cabins.

B. Capital Improvement Plan: Projects have not been budgeted for the Village or township.

C. Joint Ordinance Adopted: The new ordinance was adopted at the Village and township June meetings and published.

D. Zoning Administrator Report: Written and oral reports provided. A secondhand heads-up was received of a possible violation on a large parcel; will contact the Michigan EGLE (DEQ) for protocols regarding wetlands.

E. Village and Township Reports: Debra said a lot of water was used and even/odd days are in effect.

Airport: another hangar was leased and there was a recent plane crash. Eugene Allen is now an alternate for the JPC under the new Joint Ordinance which calls for a five-member commission. Shelley reported on Colfax that election workers are needed. Will go with whoever can put in a new drainfield, hopefully before the election. Cleanup day in June went well.

F. Budget Review/Compensation Authorization: Motion/second by Irene/Audrey to pay bills as presented; all ayes, motion carried.

New Business

A. ZBA Appointment: Motion/second by Shelley/Audrey to appoint Irene as the JPC representative on the Zoning Board of Appeals; motion carried.

B. Zoning Ordinance Review: Some changes Debbie would like to see is the 20' width requirement reduced for homes to allow for mobile homes; a possible mixed use in the Commercial-1 Zoning District on Lincoln and Michigan Avenues where there are both homes and businesses; possibly permitting temporary dwellings to allow people to use when a building permit has been issued; one dwelling per parcel is allowed now but times can be hard. She referred to public comments that included allowing deer fencing greater than 6 feet around gardens; not requiring a permit for concrete, for structures under 200 square feet or RVs; smaller homes are in other communities; reduce lot sizes. Eugene spoke on pros and cons of mobile homes. Shelley said the ordinance has standards for a manufactured home community with a minimum of three homes. An amendment is ready to be adopted to permit replacement of existing mobile homes. Question was asked what the process is in the community. Shelley said input from the public was solicited when the ordinance was being developed but there was little interest and gave several examples. Debbie said it is recognized there are some things in the ordinance that need to be changed and will try our best to accommodate.

Correspondence: None

Public Comment: Mr. Ranville and Mr. Parrott referred to a Michigan law that Debbie was not familiar with. Mr. Popa took issue with \$100 fee prior to permit. Shelley explained the need for proof of ownership when applying for a permit. Mr. Ranville said there was no ZBA; the commission disagreed, there has always been a ZBA even after Weldon withdrew and gave the names. Debbie said their decision must be based on the ordinance standards. Mr. Ranville asked for fines, fees and financial statements for 2019-2020. Debbie will try to get that from the Village clerk who handles fiduciary responsibilities for the JPC.

Motion/second by Shelley/Irene to subscribe to Planning & Zoning News; motion carried.

Adjournment: Motion/second by Irene/Shelley to adjourn at 9:10 P.M.

Respectfully submitted,
Shelley Greene, Secretary

Minutes are proposed until approved at the next meeting