

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

Minutes – June 10, 2021 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, Shelley Greene, and Greg Kraft; Devonia Dyer absent.  
Guests: Kathy Howland, Mae Fitzner, Tim Ranville

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

Public Comment: Kathy Howland spoke on short term rentals and her concern of traffic at a nearby property.

Mae Fitzner spoke of her property at North Avenue and East Street that had been used for many decades as a junkyard. She said a woman wanted to buy it to make residential lots but the brother wanted it for scrapping. Mrs. Fitzner said the deal fell through when the potential buyers learned it was zoned residential so she requested the JPC rezone it for scrap/junkyard use. She said the property is taxed as commercial and felt that the tax classification supported rezoning the property. It was explained that the assessor determines tax classifications based on what is on the property. The regulation of permitted uses within a zoning district is determined by the zoning ordinance, and a property being used but the use is not permitted at the location is a nonconforming use according to the zoning ordinance. Scrapyards/junkyards are permitted only in the Industrial district. Debra believed but will verify that the property has been zoned residential since 1997.

Approval of Minutes: Motion/second by Shelley/Greg to approve the May minutes; carried.

Unfinished Business and Reports

A. Zoning Ordinance Amendment: Ward Kuhn felt we should direct questions to our zoning consultant on changes to Articles 1, 2.4 and 2.5 related to removing reference to Weldon.

B. Zoning Ordinance Amendments: These included an entire new Article on signs and permitting replacement of existing single-wide mobile homes.

C. Zoning Ordinance Review: General discussion on the need to revisit the ordinance for potential changes now that it has been in effect six years.

D. Thompsonville Area Revitalization Project: Debra spoke of a meeting with herself and Shelley and some members of this TARP group. Greg could not connect via ZOOM on a recent project meeting.

E. Capital Improvement Plan: Debra gave a reminder of the August 5 due date.

F. Master Plan Goals: Commissioners should look at the goals to see how they tie in with the TARP or CIP.

G. Zoning Administrator Report: A report of the last month's activities was presented.

H. Village and Township Reports: Shelley reported the transfer of funds was approved to cover the missed JPC payment. Debra spoke of skate park enhancements and funds being raised, fire department and ambulance have been slow, beautification is going well with people maintaining the plantings and a special meeting was held for a Resolution on a grant for streets.

I. Budget Review/Compensation Authorization: Motion/second by Shelley/Greg to pay bills as presented; all ayes, motion carried. Discussed a report format for expenses and revenue.

New Business

A. Mixed Use District: Shelley provided the amendments proposal from the zoning consultant in 2016. It requires discussion to determine if one of the options may meet the community's needs or if certain elements of a few should be combined.

B. Training: Watch for upcoming programs. Citizens Planner may be the best option which is a seven week course online.

Correspondence: Received a notice of dismissal from District Court for the citation written for the Beecher Avenue. Shelley notified the court that a hearing was not necessary because the violation was resolved.

Public Comment: Tim Ranville requested comprehensive financial account from 2018 to the present.

Adjournment: Motion/second by Shelley/Greg to adjourn at 9:03 P.M.

Respectfully submitted,

Shelley Greene, Secretary