

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

Minutes – May 5, 2022 Regular Meeting

Meeting was opened at 7:00 P.M. with the pledge of allegiance

Roll call: Greg Kraft, Eric Pettit, Shelley Greene, Brent Johnson, Ken Pasanski.

Guests: Bob Vanderschaeve, Todd Broad, Irene Dunham Thayer, Audrey Swisher, Gene Hoseit.

Agenda: Motion/second by Shelley/Eric to accept agenda; motion carried.

Public comment on agenda items: None.

Approval of Minutes: Motion/second by Greg/Eric to approve the April 7 regular meeting minutes; motion carried.

Special Land Use: Bob Vanderschaeve of Gosling Czubak and Todd Broad of Elmer's attended as representatives for Elmer's application for a special use permit for an excavation operation on Nessen Road in Colfax Township. Mr. Vanderschaeve presented an overview of the application, that two parcels cover 84 acres and that approximately 18 acres would be used to extract materials for use by Elmer's. He used the site map to show the property and where extraction operations are planned. There are few residences in the area and this property is across the road from the Benzie County Road Commission's gravel pit. Sand and gravel will be stockpiled seasonally for use when needed at nearby construction sites, same as with other extraction sites Elmer's owns. No utilities or public services are required, and no structures are planned. Mr. Vanderschaeve and Mr. Broad will return to the June meeting to answer any questions. A public hearing may be set at that time.

Unfinished Business

Fitzner Property: Discussion was held on the matter again, and it was agreed Shelley would draft a response to Mrs. Fitzner's attorney for JPC members to review and comment prior to her forwarding it to JPCs legal counsel for comment.

CIP: Package was distributed with a requested return date of August 5.

Mixed Use District: Proposed amendments for a commercial-residential mixed use in C-1 were distributed for review and future discussion.

By-laws Review: Eric investigated an issue he previously raised and said it is resolved. By-laws can move forward for final revision.

Training: The dates of either May 19 and 26 were chosen for the MSU Extension trainer to select from. An invitation will be extended to the ZBA and neighboring Grant Township. Cost will be split based on attendance.

Zoning Administrator: A report was presented.

Village/Township Reports: None available.

Budget Review and Bills: Compensation authorization and bills were presented for payment. Motion/second by Greg/Brent to approve as presented; roll call vote all ayes; motion carried.

New Business

Training: A permit for signs at the Dollar General was distributed for review and action at next month's meeting.

Ordinance Review: Shelley suggested considering the type of format to use in gathering public input. Depending on what is discussed, some standards may be quite detailed and it is the goal to have everyone understand the topic.

Correspondence: None.

Public Comment: Ms. Thayer asked if there was an active ZBA and its members.

Adjourn: Motion/second by Ken/Brent to adjourn at 8:38 P.M.

Respectfully submitted,
Shelley Greene
Secretary

Minutes are proposed until approved at the next meeting