

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

Minutes – June 7, 2022 – Special Meeting

Meeting was opened at 7:04 p.m. with the pledge of allegiance

Roll call: Greg Kraft, Shelley Greene, Ken Pasanski; absent: Brent Johnson (excused). Eric Pettit arrived 7:05 p.m.

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

Agenda: Motion/second by Greene/Pasanski to accept agenda; motion carried.

Public comment on agenda items: None.

Approval of Minutes: Motion/second by Pasanski/Pettit to approve the May 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. This was a follow up meeting to determine if the JPC could move forward and set a public hearing date based. Mr. Vanderschaeve noted that material is to be stockpiled, little runoff was expected, the perimeter is fenced with signage, wetland area is to the east won't be impacted and top soil, seed and trees are planned for the required reclamation process. Greene asked what Elmer's has done in the past for a performance guarantee. Mr. Broad stated letters of credit are typically issued and amounts vary. Greene asked about the reclamation process, if a soil erosion permit has and if they need to involve the EGLE. Top soil, seed and trees are planned for reclamation, no permit has been submitted yet for soil erosion and it was felt there is no impact requiring EGLE. Greene noted that the soil erosion permit would probably determine the need for EGLE. Additional standards were discussed. Permit would be valid for three years with renewal possible. Greene was emailed a copy of the LLC showing ownership of TTT Hunt Club and relationship to Elmer's. Pettit asked the chances of Merry Christmas in lights which provided everyone a good laugh. The JPC, upon finding sufficient reason to proceed, set a public hearing for Thursday, August 4 at 7:00 p.m. Pasanski suggested the ad be published in the newspaper July 13.

Unfinished Business

Fitzner Property: Greene said Ward Kuhn is in the process of reviewing the matter to write an opinion for our use.

Commercial Sign Permit: Application from Advanced Signs for two signs at Dollar General had a motion/second by Greene/Kraft. Roll call: Pasanski, Kraft, Pettit, Greene – yes; Johnson absent. Motion carried. Mixed Use District: Proposed amendments for a commercial-residential mixed use in C-1 were distributed for review and future discussion. Mixed Use District Standards: Provisions developed several years ago were previously distributed. Greene briefly reviewed and suggested adding a statement to read “mobile homes replacing existing mobile homes or those located in a licensed manufactured home community.” She will modify the existing the ordinance to include the provisions in that format. JPC to discuss in August and determine a future public hearing date.

By-laws Review: Greene reviewed previous changes and suggested the fee for a special meeting be changed to read the same as what is set on the fee schedule. Motion/second by Pettit/Kraft to adopt revised by-laws; motion carried.

Training: Greene suggested everyone enroll with the Michigan Township Association for access to resources on its website. The insurance company provides for reimbursement on training for those active at least one year. Greene will email the Planning Commissioner's Handbook. Mary Reilly at MSU is another possibility and she can tailor training to focus on what the JPC may want.

Ordinance Review: Pettit suggested work on the Master Plan first. Greene said amendments can always be made along the way and noted that 2020 census data for the Master Plan is now available. She explained how the Master Plan was developed and that it was an interactive process. Intent to plan letters can be sent when a consultant is selected.

Zoning Administrator: Greene reported that the Souvatzidis permit is incomplete. Two other permits were issued for a patio and pole barn. Glass blowing at a residence as a home occupation is TBD.

Village/Township Reports: None available.

Budget Review and Bills: Compensation authorization and bills were presented for payment. Motion/second by Kraft/Pettit; roll call: Pasanski, Pettit, Greene, Kraft – yes; Johnson absent; motion carried.

New Business

Insurance: Pasanski is reviewing the policy; left messages for the agent.

Correspondence: Ballot for ParPlan director; no action.

Public Comment: None.

Adjourn: Motion/second by Pettit/Greene to adjourn at 8:49 p.m.

Respectfully submitted,  
Shelley Greene, Secretary

*Minutes are proposed until approved at the next meeting*