

Colfax Township, Weldon Township and Village of Thompsonville  
Community Joint Planning Commission  
14714 Lincoln Avenue, Thompsonville, MI 49683  
Minutes – March 6, 2014 Regular Meeting

Sue Meredith declared the meeting open at 6:33 p.m. after the Pledge of Allegiance.

Present at roll call: JPC Members Jack Richter, Shelley Greene, Peggy Minster, Sue Meredith, Chris Jones and Debra Franke; alternate Irene Dunham Thayer; and Zoning Administrator Craig Meredith. Absent: Eugene Allen; alternates Mike Foust and Jim Brand (excused). Don Suchocki arrived at 6:55 p.m.

Citizen Matters/Public Comment. None.

Agenda Additions/Corrections. Peggy moved, seconded by Debra to approve the agenda with the addition of Community Growth Grants under New Business; motion carried.

Approval of Minutes. Debra moved, seconded by Chris to accept the February 22 special meeting minutes; motion carried.

Joint Zoning Ordinance Initial Draft

The additional provisions on Medical Marijuana, Lighting and Solar Energy Systems were reviewed resulting in the following comments.

Section 18.22 Medical Marijuana

- Spelling is inconsistent throughout the section – both marijuana and marihuana are used.

(A)1: should section and public health code be capitalized?

(B) and (C): how are locks and other security devices enforced? Is this the state's responsibility?

Section 18.23 Lighting

(B)3: to aid the reader, change sentence to: "Exterior lighting shall be installed so that the surface of the source of light shall be hooded or louvered to the greatest extent possible to ensure:"

(B)5: add 'it is a' so it reads: "...when it is a part of outdoor recreation and amusement areas..."

(C): remove 'ensure that Lighting shall' to read "...signs shall be designed and constructed..."

- Concerning "night sky" protection, it was decided by a show of hands to require it in residential districts other than Rural Residential and Conservation.

Section 18.24 Solar Energy Systems

- It would be helpful to include Solar Energy Systems in the Definitions section with the statement "See Section 18.24 for definitions."

(A)1: 1,000 square feet is excessive for a roof-mounted system on a dwelling (100' x 100'). Is this a common standard for a Class 1 SES on a roof?

(B)2a: change Joint Planning Commission and Planning Commission to JPC.

(C)3a: remove 'a' before ground mounted solar panels.

- For screening material, add a statement about use of non-invasive species.

For Section 18.8(C), accessory buildings are to be permitted in front yards in Conservation and Rural Residential Districts with appropriate setbacks and prohibited in other Residential Districts.

Unfinished Business

A. Zoning Board of Appeals

Progress was discussed on candidates for appointment. Since there has been no response to newspaper ads or postings at the municipalities, Shelley asked about having some signs that could be strategically placed throughout the area. Agreed; she will check cost and present at the April meeting. If members come across information on ZBA compensation they should bring it to the April meeting.

## B. Bylaws

A committee with Debra, Chris and Shelley will work on updating the bylaws for April.

## C. Zoning Administrator Update

Craig reported that three land use permits are out there now. Ken Regits had a Natural River Zoning issue but the house number will be issued to allow utilities, etc., to go forward. No activity at Crystal Mountain. Craig gave an overview of the county building report.

## D. Expense/Compensation Approval

Don moved, seconded by Debra to approve Shelley's expenses for \$120.70; motion carried. Don moved, seconded by Debra to approve mileage expense of \$36.85 for Jack and \$39.05 for Eugene; motion carried.

## New Business

### A. Capital Improvements

Peggy gave a very good overview of the Capital Improvements Plan process. A CIP is a short range plan covering six years to identify a wish list such as major equipment purchases, preservation and upgrading of infrastructure and various projects. Planning can help stabilize debt, coordinate services and identify opportunities to promote cooperation between entities. The county government follows this process; Peg will forward Leelanau County's plan. She expects work can begin after the zoning ordinance.

### B. Insurance

Shelley said Jeff McCray of Burnham & Flower will attend the April 3 meeting. She handed out a Zoning Questionnaire, which is required once the zoning ordinance is adopted, and asked everyone to keep the items in mind when reviewing the revised draft. Compliance affects the insurance premium.

### C. Community Cleanup Days

Weldon is set for May 17 and Colfax is June 14. Shelley said it has been mentioned the community effort from last year should extend beyond the Village. Communication is the issue. She will check on post cards, labels and postage for project cost; it may not work. Concern was raised on the area to be covered – each township is 36 square miles. This should not only help people who truly need it but also enlist volunteers to help. Coordination/distance may be problematic.

### D. Publish 2014-2015 Meeting Dates

Jack moved, seconded by Debra to set the JPC meeting time at 7:00 p.m. on the first Thursday of the month at the Weldon Township hall; motion carried. Shelley will arrange to publish the schedule in the Record Patriot.

### E. Community Growth Grants

Don forwarded a recent grant notice from NWMCOG and copies were distributed. The deadline is March 21. Sue will contact Scott Gest for details as it relates to our area to help determine if we should apply.

### F. JPC Vacancy

Sue informed the group that Jim Brand resigned from the Weldon alternate position.

## Adjournment

Don moved, seconded by Debra to adjourn at 9:45 p.m. Next meeting is scheduled for 7:00 p.m. on April 3 at the Weldon Township hall (new time and place).

Respectfully submitted,

Shelley Greene  
Secretary

*Minutes are proposed until approved at the next meeting.*