

Colfax Township, Weldon Township and Village of Thompsonville
Community Joint Planning Commission
14731 Thompson Avenue, Thompsonville, MI 49683
Minutes – October 1, 2015 Regular Meeting

Sue Meredith declared the meeting open at 7:00 P.M. following the Pledge of Allegiance.

Present at roll call: JPC members Shelley Greene, Peg Minster, Irene Dunham-Thayer, Sue Meredith, Don Suchocki, Sally Bobek, Eugene Allen, Debra Franke, Pat Shaeffer and Zoning Administrator Craig Meredith.

Absent: Chris Jones (excused).

Guests: Petra Kuehnis, Jim MacGirr and Ron Evitts.

Agenda Additions/Corrections. **Motion** by Irene, seconded by Peg to approve the agenda. Ayes: all; motion carried.

Approval of Minutes. **Motion** by Debra, seconded by Sally to approve the September regular meeting minutes as presented. Ayes: all; motion carried.

Unfinished Business

A. Airport. Craig has not seen Marv Preprachal to talk about airport fencing. He located the Airport Master Plan and had copies made for the Village's records and the airport manager.

B. Production Industries. Sue asked if there were any questions on the proposal for a zoning permit. Shelley asked to see the application and questioned a couple items that referenced Weldon zoning. Minor changes were noted on the original for the record. **Motion** by Debra, seconded by Sally to approve the Production Industries proposal as presented. Roll call vote: Greene, Minster, Dunham Thayer, Meredith, Suchocki, Bobek, Franke, Allen and Shaeffer – aye; nay votes – none; Jones absent; motion carried. Three copies of the proposal were signed and dated by the chair and secretary signifying approval; one was given to Petra Kuehnis.

C. Office Equipment. Shelley reviewed specs of a laptop she purchased on a six-payment plan and has Norton security to share. It was agreed to keep it; expense reports will be submitted for reimbursement. She and Craig will meet to get it set up. Craig talked about Network.net which will replace BS&A for assessing. Cost unknown at this time.

D. Zoning Signs. Tax exempt form was given to Signplicity. Debra will deliver the check for payment in full and pick up signs when ready; each municipality is to reimburse the JPC.

E. Capital Improvements Plan. Peg said the package is ready. Shelley will prepare the cover letter over Sue's name and distribute at the October meetings. Sue thanked the CIP committee of Peg, Chris, Sally and Debra for their work.

F. Recordings. Peg learned that county practices the policy but it is not written. Shelley will draft a policy statement.

G. Action Plan. Tabled to a future meeting.

H. Debit Card. Sue will handle the application that's needed in addition to what Shelley filled out.

I. Weldon Audit. In process; Sue will know more in a month or so as well as the expense involved.

J. Planning & Zoning News. **Motion** by Shelley, seconded by Peg to order a 13-copy subscription at an annual cost of \$360. Roll call vote: Greene, Minster, Dunham Thayer, Meredith, Suchocki, Bobek, Franke, Allen, and Shaeffer – aye; nay votes – none; Jones absent; motion carried. Shelley will place the order when the debit card arrives.

K. SUP for Campground. Craig said the search has been ongoing through files and talking with individuals. New township ordinances will be in effect next year to address non-zoning issues that have been a concern for Weldon Township.

L. Zoning Administrator Update. Craig provided written and oral reports on activities during the past month. He spoke with Marv Preprachal and Allan Gray about the need to follow the permit process

for airport and waterworks projects which are public projects subject to JPC review. Sally asked about the permit process regarding work underway at the Webber property. Craig said it is not in the road right-of-way and is a permissible use, similar to installing light posts on one's driveway.

M. Budget/Compensation Authorization. **Motion** by Debra, seconded by Pat to approve the JPC compensation authorization and \$80.01 for the Zoning Administrator. Roll call vote: Greene, Minster, Dunham Thayer, Meredith, Suchocki, Bobek, Franke, Allen and Shaeffer – aye; nay votes: none; Jones absent; motion carried.

New Business.

A. Mobile Home Replacement Committee Report. Peg, Debra and Sally presented a proposed zoning ordinance amendment which would allow replacement of existing single-wide mobile homes; discussion followed. It was agreed to modify the language to read "...may be replaced with one of the same size or larger and shall have a minimum square footage of 720 square feet according to the current zoning ordinance regarding single family dwellings." Peg will make this change; Sue will then forward the proposed amendment to Dick Figura for review.

B. Recreation Plan. Shelley asked the status of the county plan in the event grant opportunities arise. Peg said it was adopted earlier this year and the urgency concerned a DNR grant deadline; they do not approve plans.

C. Lease Agreement. Sue read a proposed agreement from Weldon Township covering use of office space by the Zoning Administrator beginning November 1 at an annual rent of \$500. **Motion** by Sally, seconded by Don to have the chairperson sign the Weldon Township lease agreement effective today with payment due November 1. Ayes: all; motion carried.

D. Dumping on State Land. Shelley shared stories where residents paid others to take trash to the Village transfer station but instead it was dumped on state land. Authorities followed up and are taking action against the violators.

Correspondence. None.

Public Input. None.

Adjournment. **Motion** by Peg, seconded by Irene to adjourn at 8:55 P.M.

Respectfully submitted,

Shelley Greene

Secretary

Minutes are proposed until approved at the next meeting