

Township of Thetford  
Minutes of the Board of Appeals  
July 29, 2015  
6:30 PM  
APPROVED

The Pledge of Allegiance was led by the Board of Appeals.  
The Meeting was called to order by Chairman Dennis Bloss at 6:43 PM.

MEMBERS PRESENT: Chariman Bloss, Gary Stevens, Alan Levijoki, Gregg Bryan

STAFF PRESENT: Eilene Kerr, Supervisor, Board of Trustee  
Martin Cousineau, Board of Trustee

APPROVAL OF MINUTES: Motion by Gregg Bryan, supported by Gary Stevens to approve the May 27, 2015 Board of Appeals minutes as presented. All in favor, Motion carried.

CHANGES TO THE AGENDA: None

OLD BUSINESS:

1. Case #51115 - Shannon Brown - 10221 North Center Road, Clio, MI 48420 asking a variance to  
Keep 6 horses on her property – Zoned RU-1, 10.3 acres.

Shannon Brown was not present.

Chairman Bloss summarized the attached letter addressed to Ms. Brown from the State of Michigan Department of Agriculture and Rural Development. The letter concluded that the property at 10221 Center Road meets the requirements of a Category 2 Site and is in conformance with the 2015 Site Selection GAAMPS (General Accepted Agriculture and Management Practices) for the keeping of livestock. Chairman Bloss noted that the Township has responsibility to ensure that the farming operation conforms to GAAMP requirements.

Alan Levijoki noted, as a point of information, the State of Michigan has additional requirements, beyond GAAMPS, that must be met to qualify as a farm business operation.

Chairman Bloss stated the Board has no obligation to approve a variance for a farming operation that has been recognized by the State of Michigan and would entertain a motion to close this case.

A motion was made by Gregg Bryan to deny the variance based on the designation of the property as a Category 2 Site under GAAMPS by the Department of Agriculture and Rural

Development. Supported by Alan Levijoki. In favor of the motion, Dennis Bloss, Gregg Bryan, Alan Levijoki. Opposed to the motion, Gary Stevens. Motion carried.

#### NEW BUSINESS:

1. Case #71315 – Mr. Peter Shredich, 2176 Blackthorn Drive, Burton, MI – Variance to divide the property at 3090 E. Farrand Road into two parcels. One of 1 acre in size and the other of 8 acres. Variance is for lot size. Zoned RSF.

Mr. Shredich addressed the Board describing the split request for the property which contains two houses. The location of the homes on the property prevents a split with a more balanced acreage. The proposed lot lines on the picture were drawn in by the Clerks Office and Mr. Shredich's intent is to have the smaller lot be as close to 1 acre as possible. He would engage a survey firm if the variance is approved.

Gary Stevens noted that the current property description does not show two homes on the property.

Chairman Bloss noted that the presence of two homes makes this property currently non-conforming and the requested 1 acre lot size in an RSF District, which requires a minimum 5 acres and 330 foot frontage, is a second non-conformance.

The Board discussed alternatives to increase the lot size and prevent the creation of a "horse shoe shaped" lot.

Mr. Shredich identified the difficulty in alternative divisions of the property due to the existence of additional buildings associated with the properties and a shared driveway.

Chairman Bloss moved that a lot size variation be approved contingent on acceptance of a site plan with a minimum 150' frontage by the Township Building Inspector and acceptance of legal property descriptions for 3090 and 3100 by the Township Assessor. Gregg Bryan supported the motion. All in favor. Motion passed.

OTHER BUSINESS: None

AUDIENCE COMMENTS: None

BOARD COMMENTS: Motion by Alan Levijoki to adjourn. Motion supported by Gary Stevens. Motion carried at 6:58 PM.