

**Thetford Township  
Planning Commission  
Meeting of January 10, 2019  
6:30 P.M.**

Called meeting to order: Pledge of Allegiance

**Roll Call:** Members Present: Michael Fromweiller, Chairperson, Dennis Bloss, Peggy Castle, Eric Gunnels (Trustee), and Ralph Henry. Also present was Gary Stevens (Supervisor) and Marie Canterbury for minutes.

**Election of Officers:** Motion by Bloss, Seconded by Henry to elect Michael Fromweiller to the position of Chairperson, all ayes, motion passed; Motion by Fromweiller, seconded by Henry to elect Dennis Bloss to the position of Vice Chairperson, all ayes, motion passed; Motion by Fromweiller, seconded by Bloss to elect Peggy Castle to the position of Secretary, all ayes, motion passed.

**Public Comments:** Motion by Dennis Bloss to open the Public hearing, supported by Ralph Henry, all ayes, motion approved.

Fromweiller opened the public hearing and Dennis Bloss read the notice that was in the paper and sent to residents 300 feet from the property. Fromweiller advised that the meeting was now open for public comments, to please keep your comments to 3 minutes and to state your name and address when you speak at the podium. He also advised that many of their questions may be answered during the meeting and they would have time to ask others if they were not. There were no public comments. Motion by Bloss, seconded by Gunnels to close the public hearing, all ayes, motion passed.

**Minutes:** Fromweiller asked members if they read the minutes of December 13, 2018, they were read with no issues. Motion by Bloss, seconded by Gunnels to approve the minutes of December 13, 2018, all ayes, and minutes approved.

**Changes to the Agenda:** It was decided that the Planning Meetings will now start at 5:30 instead of 6:30, all ayes, passed.

**Open Regular Planning Meeting at 6:37 p.m.**

Carl Aldrich who resides at 12282 N Lewis stated that he has been a Thetford Township resident for over 22 years and owns businesses in Caro and Vienna Township. He is planning to purchase the property at 13515 N Genesee and completely revamp it, inside and out and will add an addition to the south side of the building. The plans that he submitted were just basic and that a full set is being done by an architect. The State of Michigan has to approve his plans for compliance so there may be items that will have to be adjusted and changed. He is working with a consultant through the state.

Fromweiller asked Mr. Aldrich if it is a standard assisted living home and he stated that it is for individuals that need supervision, so more on the order of an Adult Foster Care. They will not be a skilled nursing facility.

Bloss asked if the deck on the plans are on the front facing the lake and was told yes and that he will be adding to the south side of the building. Henry asked about the addition on the back and was told that it was where the cooler was and that the roof will be removed and extended out. Mr. Aldrich also stated that the building will be approximately 4,700 sf without the patio.

Mr. Aldrich stated that there was a leak in the roof by the cooler area, but other than that, even though it has sat empty for years, the building is in great shape.

Fromweiller stated that he saw no problem with any parking issues and does not see a problem with what he wants to do with the building.

Gunnels asked if it will stay single story and was told yes. Mr. Aldrich also advised that Brian Hungerford of the Genesee County Health Department will be out next week to discuss a new septic system and that Mike Mantei, the building official was out two weeks ago.

Bloss inquired about the utilities and raising the floor to put all the utilities there. Mr. Aldrich stated that the ducts were cemented into the floor and that all of the utilities will be redone. Bloss also stated that since it is zoned General Commercial, it is a permitted use.

**Public Comments:** Mr. Tim Goodhue who resides at 4451 E Lake had a question about what they were doing with the fence on the west side and that he owns the house next to it. Mr. Aldrich stated that they will do something with it, but was not sure at this time. He stated that he wants to beautify the area and all that needs to be done, will be.

**Board Comments:** Henry stated that he feels it will be a good use for the area and glad to see someone doing something with it. Bloss also stated that he felt it was a great use and was a good idea as assisted living space is hard to find. Castle stated that it was a very positive thing and would be a quaint setting with 20 individuals. Gunnels stated that he had fond memories of the bar but he can do what he wants with it. Fromweiller stated that it was a great idea and thanked everyone for coming out.

Bloss motioned to approve the site plan for the Assisted Living Home at 13515 N Genesee, seconded by Henry, all ayes, motion approved.

**Adjourn:** Motion by Fromweiller, seconded by Bloss to adjourn, all ayes, motion approved.

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Approved 6/13/19