

**Thetford Township  
Planning Commission  
Meeting of 7-12-18  
6:30 P.M.**

Called meeting to order. Pledge of Allegiance

Roll Call; Members Present: Dennis Bloss, Peggy Castle, Michael Fromwiller (Chair), Eric Gunnels (Trustee), and Ralph Henry; also present Gary Stevens (Supervisor)

Motion by: Chairman Fromwiller made a motion to approve the minutes of the 5-10-18 PC meeting.

Motion Seconded by: Eric Gunnels

Motion Carried (3 votes: Peggy Castle, Eric Gunnels, & Ralph Henry)

Public Comments:

- Chairman Fromwiller indicated that the purpose of the meeting was to discuss Talerico's request for rezoning from Residential Agricultural to General Commercial. Chairman Fromwiller read (3) letters from Thetford Township residents: 1) A letter from Brian & Kristen Roth, 2) A letter with (27) resident signatures, and 3) A letter from Burton & Sharon Roth. Commissioner Bloss read (1) letter from residents Stephen & Janet Supernaw. (The concerns are documented in the letters and the public may obtain them from the Thetford Township office for their perusal).
  
- Dotty Perkins (resident) spoke. Her opinion is that home owners insurance will go up if the Talerico's property becomes General Commercial.

Motion by: Commissioner Bloss made a motion to close public comments.

Motion Seconded by: Chairman Fromwiller.

Motion Carried

Open Regular Planning Commission Meeting:

Talerico's comments:

- Mr. Talerico's request was to restore the property back from Residential Agricultural (RA) to General Commercial (GC).
- He stated that Fenton State Bank had zoned Talerico's property as Commercial Improved.

Chairman Fromwiller:

Chairman Fromwiller indicated that Talerico's had a misunderstanding of the paper work in front of them. The property was "reclassified" and never "rezoned" as General Commercial.

Commissioner Bloss: Commissioner Bloss indicated that the township assessor has no evidence of the property ever being "zoned" General Commercial. The assessor indicated that the property was "classified" as GC. Classification is totally separate from

zoning. Commissioner Bloss stated that the zoning does not dictate the classification and/or the classification does not dictate the zoning.

Talerico's comments:

Talericos were unable to obtain any supporting documents from Thetford Township regarding this problem. The records were not available and Mr. Talerico said that one way or another Thetford Township's responsibility is to archive the records so that everything could be laid out in front of the commission when trying to resolve a problem such as this. Mr. Talerico indicated that the whole argument is that neither the classification nor the zoning are correct. He stated that when they built the house they were told that the property would be converted back to GC. Mrs. Talerico stated that at some point the property was industrial, then changed to residential, then to commercial, and there was nothing in Thetford Township's office to show this. There was no record or paper trail of Parker's transactions, Sandy & Sandy, or what the property was when the Talericos purchased it. The Talericos have asked for General Commercial rezoning be "restored"; not "rezoned" but restored. Talericos reiterated several times that they are asking for "restoration" not rezoning. The Talericos noted that their property would be worth more if zoned Commercial. Talerico's insurance company pointed out the discrepancies between classification and zoning, and indicated that this discrepancy could be a problem for the Talericos in obtaining insurance in the future.

Trustee Gunnels: Trustee Gunnels asked if Talericos could acquire more documents to support their request. They indicated that they could hire an attorney and subpoena the documents from Fenton State Bank. Mr. Gunnels also apologized for the loss of documents by the township.

Commissioner Henry: Commissioner Henry indicated that the PC was not the responsible for making Thetford Township's choice of "opting in" on the medical marijuana decision. That decision was made by Thetford's Board of Trustees. He indicated that the PC was asked to help generate a Medical Marijuana Ordinance. The PC made suggestions to their document.

Motion by: A motion was made by Commissioner Bloss to deny Talerico's request to rezone (11331 N. Genesee Rd.) from RA to a General Commercial.

Motion Seconded by: Trustee Gunnels

Motion Carried

Public Comments:

Theo Gantos:

Theo indicated concerns about the operation of the PC. He reviewed the Statutory Commitments to operate as a PC in Thetford Township:

1. The commission must elect a chairman and secretary, annually
2. The commission must have bylaws with rules and procedures in place
3. The commission must produce an annual report each year
4. The commission must produce a capital improvements report (updated annually)

5. The commission must comprehensively review these plans at least every (5) years
6. The commission must submit recommendations on each case with supporting facts to the legislative body
7. Records and minutes, resolutions, site plans, photographs, and letters from the public, must be kept indefinitely or in perpetual retention. (If these commitments are ignored, this could be construed as a massive failure for the township which could result in lawsuits).

Theo indicated that he was confident that these matters could be resolved by current leadership, and if done correctly, could produce very positive results.

John Erber:

Mr. Erber indicated that the PC has done a good job on some issues.

Commissioner Castle:

Commissioner Castle expressed great concern for the loss of township documents.

Commissioner Castle indicated that she too, is concerned about the Master Plan, annual report, bylaws, and capital improvement plans as mentioned by Mr. Gantos.

Commissioner Castle asked Theo's opinion about where we should start. She asked, "In your opinion what is the starting point for fixing this problem?" She indicated that she has many opinions about some things that should be done, but she was asking him to clarify his position because he has repeatedly brought the problems to the attention of the PC. The question is "how" the PC should go about fixing these problems and she asked Mr. Gantos to elaborate. Commissioner Castle also asked if improvements/revisions of the documents be done piecemeal, one document at a time, or documents worked on in tandem.

Mr. Gantos expressed that some work has taken place on the zoning board.

Chairman Fromwiller stopped the conversation and indicated that he would add these concerns to the next agenda and provide discussion time about them as well.

Motion by: Chairman Fromwiller made a motion to adjourn.

Seconded by: Trustee Gunnels

Motion carried

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Minutes of the 7-12-18 prepared by Dr. M. Castle; and approved via CC:/Leanne Pennington, clerk, & Chairman Michael Fromwiller