

Township of Thetford
Minutes of the Board of Appeals
July 10, 2013
6:30 P.M
Special Meeting
APPROVED

The Pledge of Allegiance was led by the Board of Appeals.
The meeting was called to order by Chairmen Dennis Bloss at 6:30 p.m.

MEMEBERS PRESENT: Chairmen Bloss, Liz Helms, Gary Stevens, Clyde Howd

MEMEBERS ABSENT: Alan Levijoki and Gregg Bryan was excused

STAFF PRESENT: Leanne Pennington ~ recording minutes
Martin Cousineau ~ Board of Trustee

APPROVAL OF MINUTES: Motion by Clyde Howd, supported by Liz Helms to approve the June 26, 2013 Board of Appeals as printed. All in favor. Motion carried.

CHANGES TO AGENDA: None

PUBLIC COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Case # 7813 ~ Beatrice Burton, 9234 Maplewood Dr, Clio, MI 48420~ asking for a 2 (two) foot variance for as attached carport, Zoned RU-1

Beatrice Burton was present.

Chairmen Bloss ~ asked Beatrice to explain on what she was asking to do.

Beatrice Burton ~ we want to add a one car garage (car port) unto our house. Carport would be 12 x 26 with addition to that we are going to get new roof and siding also.

Chairmen Bloss ~ several board members have went and looked at the place and lets her from them. That's the 4 (four) pole, it is kind of a pole barn construction, which puts it 8 (eight) foot from the property line and the ordinance requires 10 (ten).

Liz Helms ~ I talked to home owner and the neighbors, everyone was agreeable on what was going on. I had questions she answered and showed me exactly what she was going to do. I had an issue with the frost line she told me that it was good to the building inspector.

Beatrice Burton ~ I have a letter signed by some of the neighbors. (Presented to the board)

Clyde Howd ~ I also talked to the home owner for about half hour. I was very satisfied with the answers to the questions. I also talked to the building inspector about the frost line. He said that everything was in order. When I was leaving I also notice that there were homes of 5 (feet) feet from property lines. I see nothing that was improper, everything seems fine to give them the 2 (foot). If they had to get to the back of their yard they would be able to they have a gate. If there was an emergency there would be no problem in getting to it with no problem.

Chairmen Bloss ~ I went through the neighbor hood myself and there was property that are built closer to the line then what you are asking probably before our ordinance was developed, the subdivision is older.

Beatrice Burton ~ I do have a few pictures of some of the houses that are closer

Chairmen Bloss ~ we say it, what that means on this board is that what you are asking for doesn't affect the character of the neighborhood that would fit with the character of the neighborhood. My observation too the homes in that area that there is more maintenance going on, people are improving the homes, which that is what you going getting done. You are going to increase value with new shingle and siding when is done, that is going to add value to the home that adds value to the township. That is something the township is always welcome to see.

Motion by Clyde Howd, supported by Gary Stevens, to allow the 2 (two) foot variance for a car port as presented. All in favor. Motion passed.

Chairmen Bloss ~ best wishes on the construction, we are looking forward to see a nice home after it is done. Thank you for working so well with the township.

OTHER BUSINESS: None

AUDIENCE COMMENTS: None

BOARD COMMENTS:

Chairmen Bloss ~ about the training we have all taken in Frankenmuth, it was given by the MTA Michigan Township Association excellent, excellent training. We decided the 4 (four) of us that went that Leanne should been able to attend that training. Just because there were some key points that were covered land division, the rules have changed since 1997 I was not a wear of

that. So it is important that someone in Leanne's position, soon as she see request for land division she could raise the red flag so that we can get a better look at it.

Martin Cousineau ~ how many board members went to it?

Chairmen Bloss ~ 5 (five) that full board, Clyde was not there. Excellent training, there is condo's that are a very big deal with a growing issue. If not careful that township can be caught unformed, all the approvals a very different then sub divisions. Township can be very surprised with not a lot of control, they made us aware of the rules, what to do and how to maintain control not to stop things, just to maintain control and get what is good for the township. The point is flags condos propose a flag, land division proposes a flag and there is a lot more information like that key people needs to be informed.

Martin Cousineau ~ as a trustee, I thank you that you are educating yourself and keeping current. I just want to say thank you for taking the time.

Chairmen Bloss ~ I like the line "there is no substitute for knowledge" there just isn't.

Motion by Clyde Howd, supported by Liz Helms to adjourn. Motion carried at 6:37 p.m