

Thetford Township  
Minutes of the Regular Meeting  
October 24, 2016  
4014 E Vienna Road  
Clio, MI 48420

The Pledge of Allegiance was led by the Board of Trustees.  
There was a moment of silence in observance of all military past and present.  
The meeting was called to order by Supervisor Kerr at 6:30 p.m.

**MEMBERS PRESENT:** Supervisor Eileen Kerr, Clerk Leanne Pennington, Treasurer Shelly Ayotte, Trustee John Congdon, Trustee Gary Stevens, Trustee Martin Cousineau

**MEMBERS ABSENT:** Trustee Eric Gunnels

**STAFF PRESENT:** Attorney Robert Swartwood, Chief Kenny, Senior Director Shannon Kline, Assistant Director Pam McIlmurray

### **Approval of Minutes**

Motion by Trustee Congdon, supported by Clerk Pennington to approve the September 26, 2016 Regular Board of Trustee minutes as presented. Vote 5-0-1 Trustee Cousineau abstained.

### **Additions to the Agenda**

Motion by Clerk Pennington, supported by Trustee Cousineau to add under new business d) hire a part time police officer. Vote 6-0 Motion Carried.

### **Brief Public Comments**

Public comments began at 6:32 p.m Ended at 6:34 p.m. One comments was received

1. How are sewer bills billed?

Treasurer Ayotte ~ Genesee County Water and Waste mail out the bills, residents are billed quarterly and commercial are billed monthly.

When was the meeting regarding the campground? Why did not go to zoning and were should it have gone?

Supervisor Kerr ~ meeting was October 13, 2016, Zoning is only for variances and this was an allotted use.

### **Presentation:**

- Board of Trustee Achievements 2012-2016

“Speed of the leader is the speed of the pack.”

## What has been accomplished?

- A balanced budget with a surplus, not taken from the General Fund.
- All of our ordinances have been codified. First time in 20 years, now there is one set of ordinances and they are available online.
- Our Police Dept. has brand new offices... Thanks to Conlee Family donation.
- Two Habit for Humanity Homes built.
- Thetford Twp consistently voted one of state's SAFEST CITIES.
- Continue in the Clio Area Fire Authority and continue to have our Part-Time Police Dept. with: 2 full time officers, 2 part time officers and 4 reserve officers – do not get paid; must qualify with their firearms to MCOLES standards.
- A 1<sup>st</sup>: for 4 years we have used our 50/50 money from the GCRD, meaning we were able to use the matching funds from the road commission for our roads: approximately \$50,000 yearly.
- We have our own Thetford Twp Website and facebook page
- New Sledding Hill
- By relocation offices we have a private conference room.
- Selling of Landbank Properties: made \$50,000
- From Community Development Block Grant money:
  - 5 handicap accessible doors
  - Senior Center new ramp
  - Parking lot sealed, newly striped
  - Additional handicap parking spots
  - Paving of Lyle Meadow
- Treasurer's Office
  - Now accept partial tax payments
  - Have ability to scan and complete remote deposits for sewer bill and taxes
- Clerk's Office
  - Clerk's office moved to the front-more resident friendly
  - All files current
  - Organizational checks and balances in place
- Management Systems in Place
  - Every employee has a mailbox; previously only board members had a mailbox.
  - I have a large white board in my office so board members may add items they would like to see added to the agenda – everyone has an opportunity for input.
  - For 3.5 years I printed a weekly newsletter.

*Dear Thetford Twp Board Members and Residents.*

*I would like to thank the board members and all the residents for giving me the opportunity for 26 years to serve this community. The honor has been mine.*

*I have worked with 6 different boards, which have all been unique but there hasn't been one board that did not try to do the best for Thetford Twp as they saw "the best" in their hearts.*

*All together I have attended approximately 1,600 meeting, board and special committees, serving Thetford Township during my 26 years and I could not have done this without the total support of my late husband, Alan and my children Jason and Jennifer.*

*I pray for continued positive leadership for the township for the residents deserve nothing less.*

*With my deepest respect,  
Eileen Kerr, Supervisor*

**Correspondence:**

- The Salvation Army Christmas Kettles kick off, November 4<sup>th</sup> at noon, 211 West Kearsley Street
- Thank You card to the Thetford Police Department from The Stimac's

**Supervisor Report:**

**Treasurer Report:**

- End of September, 2016 book balance is \$314,400.66

**Clerk Report:**

- Fund balance as on October 20, 2016 ~ \$293,910.97
- Halloween party is October 28, 2016 from 5:00-8:00. We are accepting donations for candy at the township, senior center, police station and fire hall. Still are in need of candy.
- Received the reimbursement for the March 8<sup>th</sup> election ~ \$4,683.00
- Ballot issue that arose from the November AV ballots. At the print shop one of the workers turned the cleaning wheel off. So when the ballots were being printed there was a little piece of paper or dried ink on the rollers, which was lined up with the timing line that caused the election machines to mess up the count when testing. We now have a new printing company for both AV and Election Day ballots. When this happened the State had to get involved and now the State has given instructions to all local clerks on how to handle the original and replacement ballots. We have to report to State and Local Officials in this November Election.

### **Bills for Approval:**

Motion by Trustee Congdon, supported by Trustee Stevens to approve the bills as presented with the correction of Gill Roy's being \$125.47. Roll Call 6-0, Motion Carried.

### **Building Inspector's Report:**

Accepted

Chief Kenny and Building Official Stuart Worthing are working on Ordinance Violations.

### **Committee Report:**

- Senior Center ~ Given by Senior Director Shannon Kline
  - Thanked the Board of Trustees for the support over the 4 years
  - Budgeted in this budget to make the senior sign electric
  - The pavilion next to the senior center was built by CDBG, I have talked to the Genesee County Planning Commission if it would be ok to build walls to make it a larger storage building. They didn't see a problem with it so we will be going forward with that project.
  - November 16<sup>th</sup> we will be participating in a progressive dinner with two other senior centers the cost will be \$12.00
- Police Report
  - Scam alerts if you receive any scams please bring them to the township and I will be forwarding them to the FBI. With the holidays coming up there will be a lot out there.
  - Oil slick from Flint to Birch Run, we caught the guy that was causing the spill and he will be sent a cost recovery. Clio Area Fire Department with Mt Morris Fire Department worked together to clean it up and I am sure they will also be sending out a cost recovery.
  - Officer Pletscher is no longer a full time officer he is employed with the City of Flint, he will be helping us part time. I will be promoting Officer Eckles to the Full Time position starting November 1<sup>st</sup>
  - If the board approves I will be hiring a part time officer to replace Officer Eckles.
  - The medical marijuana bill signed by Governor Synder, we need to stay on course. The ball is in our court to move forward.
  - To correct some rumors that I have heard, I have 1 full time officer including myself, 2 part time officers, 1 part time motor carrier and 4 reserves.
- Fire ~ Given by Trustee Congdon and Trustee Counsineau

- New fire truck has had to go back for some frame work
- Roads ~ Given by Supervisor Kerr
  - Center Road Culvert @ Dead Creek should be finished November 18, 2016. We received the bill and we are under budget for it about \$13,451.87.
- Planning Commission ~ Given by Trustee Gunnels
  - Co-chair Dennis Bloss will later explain everything

## **General Business:**

### **A. Unfinished Business:**

- a) 6222 E Lake Road ~ open bids
  - No one placed a bid on the property
- b) Public Safety Committee
- c) Gunnels Lawsuit
  - District court was in favor of the Police Department and our Building Official. Trustee Gunnels has appealed the decision and that will be going to the 6<sup>th</sup> district with a panel of 3 judges sometime in the spring 2017
- d) Abuaita Lawsuit
  - We won in the cost recovery of 11 false alarms. Waiting on the judge ruling and we have asked for legal and attorney fees.

### **B. New Business**

- 1. Planning Commission Recommendation
  - Co-Chair Dennis Bloss, Peggy Castle, and Kari Gilbert were present. Dennis Bloss addressed the board with a summary of the meeting, which is attached in the minutes.

Motion by Treasurer Ayotte, supported by Trustee Cousineau to approve a temporary permit up to 7 years for 50 drive thru campsites for Motor Homes, 5<sup>th</sup> wheels and camping trailers for Consumers Energy workers. With the land owner responsible to

follow all State, County and Local laws. Land owner also provides sanitary/septic, water well, soil erosion/drainage, electrical, setbacks, snow removal, garbage dumpster, dust control and will not provide playground, pond, swimming, rest rooms, showers and supply store. When commitment is completed the property returns to its previous state of farm field. Trustee Stevens would of like to of had a Public Hearing. Roll Call 5-1  
Nay Trustee Stevens Motion Carried

2. Consumers on year savings

- \$3,814.00 for the township and \$156.00 for the Senior Center

3. CDBG remaining money from Lyle Meadow

Motion by Clerk Pennington, supported by Supervisor Kerr to use the remaining money from CDBG to be used to demo 9046 N Genesee Road, 6222 E Lake Road, and 2164 Byrnes Drive. Roll Call 5-0 Treasurer Ayotte stepped away Motion Carried

4. Hiring a part time Police Officer

Motion by Supervisor Kerr, supported by Clerk Pennington to hire Officer Brian Drinkwine at \$16.00 as Thetford Township Part Time Police Officer. Roll Call 6-0  
Motion Carried

**Brief Public Comments:**

Public comments began at 8:00 p.m Ended at 8:25 p.m. Seven comments were received.

- A year ago today there were over 20 trailers tagged in North Morris Estate that are still sitting there. Would really like the board to get back on focusing on that.
- Should consider a sub system in the Board of Trustees, when one member cannot represent the board at a planning or zoning meeting then another one can take their place. It is very important that a represented of the Board of Trustee attends the meetings.
- What is the difference between contract and agreement? What legal authority do you have on this 7 year?

Attorney Swartwood ~ a contract and agreement is basically the same thing but that is not what they have done here. We or the board have all the authority, it was the statue of what was provided to them, it's not a direct grant that he can do this. It a grant to do the special provisional for that limited on time. So after that seven years if it is not followed he will be in violation and then legal can step in.

- Assistant director of the Senior Center would like to thanks the board over the years of helping and supporting us at the senior center. Thank you all for being our leader, sometimes we don't always agree with one another, we are all human and we make mistakes. Just want to thank you and the new board will also work with us.
- Questions regarding the camp ground, is he charging the campers, is he making a profit, has family lives around the property, will they be allowed to have fires, Chief Kenny going to be allowed to patrol it, if the fire department is called out will they get cost recovery? Are we going to know if the septic is taking care of

Trustee Congdon ~ the exposure to the residents will be bare minimum, its way back by the pond. And he has agreed to berm anything that becomes an issue.

Supervisor Kerr ~ this is a living area for Consumer Powers worker all of these issues have been looked at and address before coming to this board. He has got to follow State, County and Local laws. He doesn't have any choices he has got to do what they tell him to do not what he wants.

- Gave us information on Medical Marihuana, thanks the board for having an open mind with medical marihuana and letting him in the area to help over 1000 patients. He also told us his story on how medical marihuana has helped him when doctors only would give him more drugs.
- Unwillingness not to look at facts, take hearsay without investigating on this consumers living area. It is not a fun family campground that is needed, it's a place for the workers to be able to stay close to work and be productive. Very happy that the board hired a new officer to replace the one that is getting promoted. Our police department is will equipped and trained. And they go out of their way to help. Thanks Supervisor Kerr for her friendship

Park and Rec ~ looking on connecting trail way to Saginaw County and has been cleaning up the Clio Park

### **Board Member Comments were received**

**Announcement:** None

Meeting adjourned at 8:31 p.m

Leanne Pennington, Clerk  
Thetford Township

# File Notes: Planning Commission Meeting

10/13/2016

Laurel Coe – Chair

Dennis Bloss – Vice Chair

Kari Gilbert

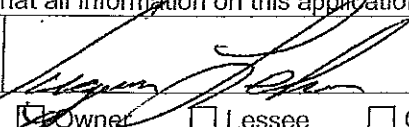
Peggy Castle

Eric Gunnels – Trustee (Absent)

9300 N Center Rd, Zone RA, 128.5 Acres, Site  
Plan Review on Campground



## Township Land Use Application

| Planning Commission   |  | Zoning Board of Appeals |                          |
|---|--|-------------------------|--------------------------|
|   | Text Amendment to Ordinance  |                         | Variance                 |
|   | Rezoning   |                         | Ordinance Interpretation |
| <input checked="" type="checkbox"/>   | Special Land Use   |                         | Administrative Appeal    |
|   | PUD  |                         | Other                    |
| <input checked="" type="checkbox"/>   | Site Plan Review   | <b>Township Board</b>   |                          |
|   | Subdivision/Land Division  |                         | Final Plat               |
| <b>Property/Application Description:</b>  |  |                         |                          |
| Address/Location of Subject Property  |  | <i>9300 N Center Rd</i> |                          |
| Parcel # of Subject Property  |  |                         |                          |
| Current Zoning & Use of Subject Property  |  |                         |                          |
| <b>Applicant Information:</b>   |  |                         |                          |
| Name  | <i>Eugene Letre</i>  | Organization/Company    |                          |
| Address   | <i>9300 N Center Rd</i>  | City/State/Zip          | <i>Clia MT 98100</i>     |
| Phone (H)   | <i>810-577-9338</i>  | Phone (W)               | <i>810-577-9338</i>      |
| Email   | <i>LETRE@Yakex.com</i>   | Fax                     |                          |
| I hereby attest that all information on this application is, to the best of my knowledge, true and accurate.  |  |                         |                          |
| Signature   |  | Date                    |                          |
| Applicant is the: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Optionee <input type="checkbox"/> Representative   |  |                         |                          |
| I hereby grant permission for members of the Township (Planning Commission) (Zoning Board of Appeals) (Township Board) (Staff) to enter the property described below (or as described in the attached) for the purpose of gathering information related to this application. (Note to applicant: This is optional and will not affect any decision on your application) |  |                         |                          |
| Signature of Owner  |  | Date                    |                          |
| <b>If the applicant is not the owner of the property, complete the following.</b>   |  |                         |                          |
| Owner's Name  |  |                         |                          |
| Address   |  |                         | City/State/Zip           |
| Phone   |  |                         | Signature                |
| The signature of the owner is, for the purposes of this application, permission for the applicant, if not the owner, to apply for the request which is the subject of this application.   |  |                         |                          |
| <b>Explanation of Request</b>   |  |                         |                          |
| Proposed Use  | <i>Campground for workers</i>  | Proposed Zoning         | <i>RA</i>                |
| Project Description (attach sheets as needed)   |  |                         |                          |
| <i>See Attached</i>   |  |                         |                          |
| <b>TO BE COMPLETED BY TOWNSHIP</b>  |  |                         |                          |
| Date accepted   | <i>10.6.16</i>   | Application #           |                          |
| Received by   | <i>L Fennington</i>  | Fee paid                | <i>10.6.16</i>           |

**ARTICLE III  
RESIDENTIAL AGRICULTURAL DISTRICT (RA)**

**SECTION 3.00      PURPOSE**

This district is composed of those areas of the Township whose principal use is and ought to be farming. The regulations of this district are designed to conserve, stabilize, enhance and develop farming and related resource utilization activities, to minimize conflicting uses of parcels, lots, buildings and structures detrimental to or incompatible with these activities, and to prohibit uses of parcels, lots, buildings and structures which requires streets, drainage and other public facilities and services of a different type and quantity than those normally required by these activities. The district, in preserving areas for agricultural uses, is also designed to prevent proliferation of residential subdivision and urban sprawl.

**SECTION 3.01      USES PERMITTED**

No building or structure or part thereof shall be erected, altered, or used and no land shall be used except for one or more of the following:

1. Farms.
2. Truck gardening, involving the growing of fruits and vegetables that are intended to be distributed and sold to consumers as fresh produce.
3. Greenhouses.
4. Tree and shrub nurseries.
5. Private and public riding stables.
6. Agribusiness uses for the sale of fruit, vegetables, eggs, etc., as, but not limited to, farmers markets, or fruit and vegetable stands, or roadside stands provided all goods produced on site.
7. Veterinary clinics (animal hospitals) and kennels.
8. Sale and service uses of machinery used in agricultural production.
9. Facilities used for the centralized bulk collection, storage, and distribution of agricultural products to wholesale and retail markets.
10. Facilities for the storage and sale of seed, fertilizer, and other products essential to agricultural production.
11. Facilities used in the research and testing of agricultural products and techniques.
12. Single-family residential dwelling, which serves as the principal residence of the owner, operator, or employee(s) of the farm.
13. Home occupations.
14. Bed and breakfast operations.

15. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, (but not including service or storage yards) when operating requirements necessitate the location of such facilities within the district.
16. Publicly owned and operated municipal buildings, libraries, parks, parkways, and recreational facilities.
17. Public, parochial, and private elementary, intermediate and/or high schools, and institutions of higher learning, offering courses in general education.
18. Places of worship.
19. Livestock production facilities.
20. Adult foster care family homes.
21. Day care family homes.
22. Any other use which is determined by the Planning Commission, to be of the same general character as, and compatible with, the above permitted uses.
23. Accessory buildings and uses customarily incident to any of the above permitted uses.

**SECTION 3.02 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS**

The following Special Condition Uses shall be permitted subject to review and approval by the Planning Commission and Township Board, and further subject to any and all reasonable conditions which may be imposed in accordance with Section 502 of the Michigan Zoning Enabling Act, as amended, Section 15.00, "Site Development Requirements," Section 17.00, "Review and Approval of Special Condition Uses," and Section 16.00, "Site Plan Review" of this Zoning Ordinance.

1. Agricultural labor camps.
2. Auction sales establishments.
3. Mini-warehouses (self-storage facilities).
4. Retail establishments designed to cater to the touring public and including such uses as cider mills, antique dealers, woodworking and quilt shops, collectibles and craft stores, hay rides, u-picks, children's discovery farms, petting zoos, corn mazes and similar uses.
5. Campgrounds.

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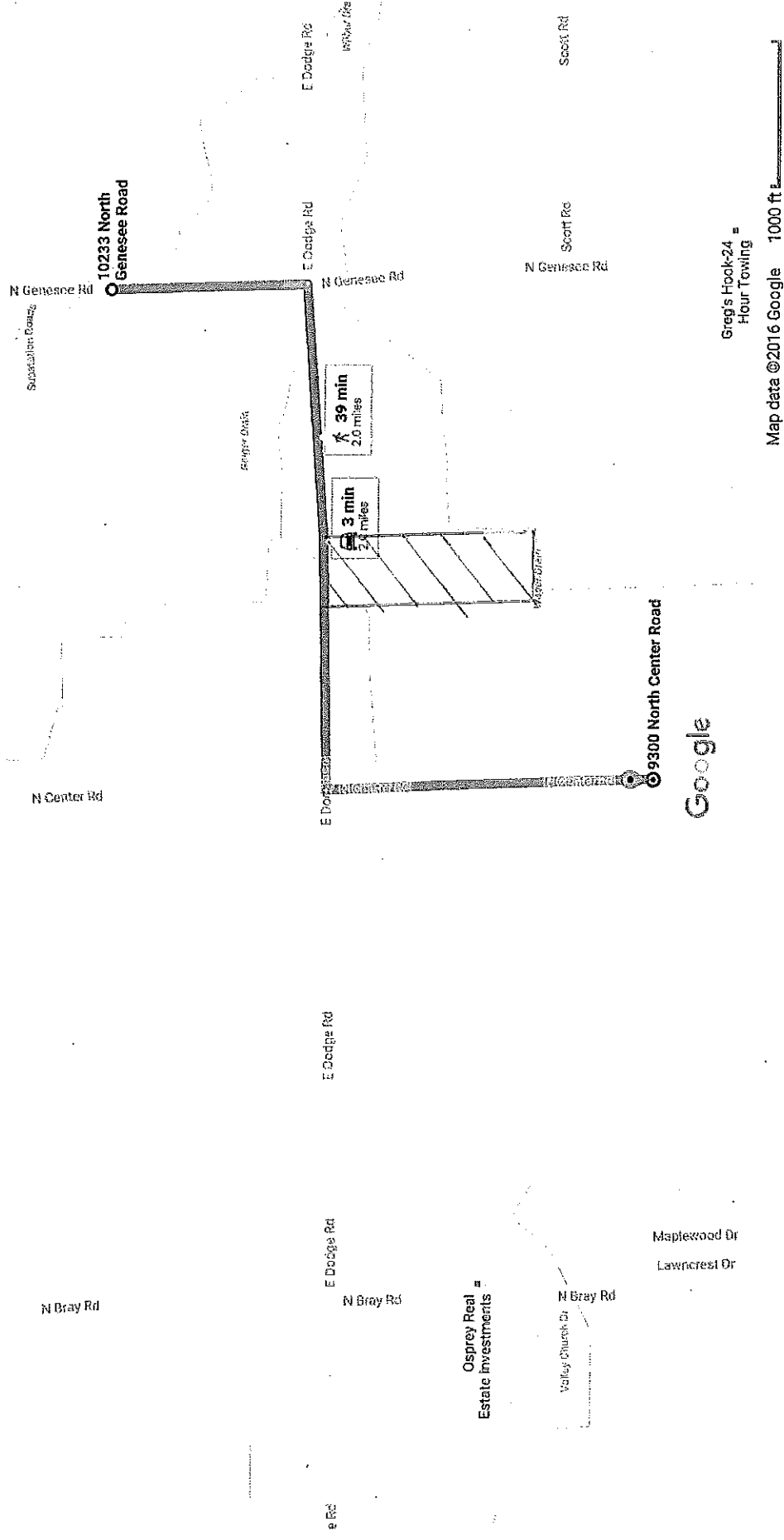
6. Small aircraft airports and landing fields.
7. Golf driving ranges and golf courses.
8. Adult foster care large and small group homes.

Eugene Lehr asking for site plan approval for a temporary campground.

- 50 Drive thru campsites
- To serve C E pipeline project workers
- Property is currently farm ground
- Site plan shows camping site layout, access drive, preliminary size of septic system
- Few neighbors

# Google Maps 10233 North Genesee Road to 9300 N Center Rd, Clio, MI 48420

Drive 2.0 miles, 3 min



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Drive 2.0 miles, 3 min



Imagery ©2016 Google, Map data ©2016 Google 1000 ft

## Commission Questions

- Who instigated this plan?
  - Consumers Energy approached Eugene Lehr about temporary campground for pipeline workers; some from out of state
  - Eugene owns property and is required to present the site plan
- Predicted length of operation?
  - Up to seven years possible. C E plans are not fixed
- Other permitting required?
  - Sanitary/septic
  - Soil erosion/drainage
  - Electrical
  - Building Inspector – set backs, etc.
- Expected camping equipment
  - Motor homes, 5<sup>th</sup> wheel trailers, camping trailers
- Services provided
  - Septic and electric power
  - Snow removal

- Services not provided
  - Playground, pond, swimming, rest rooms, showers, supply store.
- Have you discussed with neighbors?
  - Two closest neighbors are ok with plan.
  - Eugene committed to building berms, if neighbors asked.
- Any future campground plans, beyond C E project workers?
  - No. Will restore property to current use: farm land
- Misc. information
  - C E to assist Eugene with engineering for power distribution and hook ups.



## Motion for Approval

Approve site plan, as presented, for permitted use as a campground for C E project workers, with conformance to all State, Genesee County, and Thetford Twp requirements, with commitment to return the property to it's original state.

## Other Board Comments

This plan is in support of the C E pipeline projects, previously approved by the Planning commission and Twp Board of Trustees.

Could be a good opportunity for local businesses to assist workers (propane, groceries, entertainment, fuel, auto maintenance, etc.)

# **Thetford Township Board of Trustees**

**2012-2016**

**Supervisor—Eileen Kerr**

**Clerk-Leanne Pennington**

**Treasurer-Shelly Ayotte**

**Trustees: John Congdon, Gary Stevens, Eric Gunnels,  
Martin Cousineau**

**Favorite Quote: "Speed of the leader is the speed of the back."**

## **ACHIEVEMENTS**

**What has been accomplished?**

**A balanced budget with a surplus, not taken from the General Fund.**

**All of our ordinances have been codified. First time in 20 yrs, now there is one set of ordinances and they are available online.**

**Our Police Dept. has brand new offices...thanks to Conlee Family donation.**

**Two Habit for Humanity Homes built.**

**Thetford Twp consistently voted one of state's SAFEST CITIES.**

**Continue in the Clio Area Fire Authority and continue to have our Part-time Police Dept. with:**

**2 Full Time officers**

**2 Part Time officers**

**4 Reserve Officers – do not get paid; must qualify with their firearms to MCOLES standards.**

**A 1<sup>st</sup> for 4 years we have used our 50/50 money from the GCRC, meaning we were able to use the matching funds from the road commission for our roads; approximately \$50,000 yearly.**

**We have our own THETFORD TWP WEBSITE.**

**Our own FACEBOOK PAGE**

**New Sledding Hill**

By relocating offices we have a **PRIVATE CONFERENCE ROOM.**

**Selling of Landbank Properties: made \$50,000**

**From Community Development Block Grant money:**

- 5 handicap accessible doors
- Senior center new ramp
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- Paving of Lyle Meadow

**Treasurer's Office**

- Now accept partial tax payments
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**Clerk's Office**

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**Management Systems in Place**

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*I pray for continued positive leadership for the township for the residents deserve nothing less.*

*With my deepest respect,  
Eileen Kerr, Supervisor*