

**Minutes**

THOMAS TOWNSHIP PLANNING COMMISSION  
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609  
January 16, 2013 at 7:00 p.m.

John Bintz called the Planning Commission meeting to order at 7:00 p.m.

Present in addition to Mr. Bintz were: Rod Iamurri, Diane LaMountain, Ruth McDonald, Chris Thompson and Rick Lorentzen. Also present were Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer and three (3) interested parties.

Members Absent: Dale Halm.

**2. *Pledge of Allegiance.***

**3. *Approval of Agenda:***

It was moved by Mr. Thompson, seconded by Mrs. McDonald to approve the agenda as presented. Motion carried unanimously.

**4. *Approval of Minutes:***

It was moved by Mrs. McDonald, seconded by Mr. Thompson to approve the minutes of October 22, 2012 as presented. Motion carried unanimously.

**5. *Communications – Petitions – Citizens Comments – None.***

**6. *Hearings – None.***

**7. *Presentations***

- A. William A. Kibbe and Associates, Inc. on behalf of Hometown Pharmacy of Saginaw, Michigan requested site plan approval to construct a drive-thru addition to their existing facility located at 7835 Gratiot Road.

Mr. Bintz stated that the proposed site is located on the southeast corner of Gratiot and West Harcourt Roads and is currently zoned B-3, Corridor Business Commercial. The site plan also includes the partial use of the property located immediately east of 7835 Gratiot Road, which was recently purchased by Hometown Pharmacy.

Mr. Sika stated that the proposed drive-thru will be entered by customers from West Harcourt and exit from either a right or left turn onto Gratiot Road. An existing curb cut will be modified and will need to be reviewed and approved by MDOT prior to the issuance of a building permit. The drive-thru must be installed with curbing. Screened lighting must be installed along the drive-thru lane. A storm water management plan will also need to be submitted and approved by the Township Engineer. Mr. Sika further stated that existing landscaping is shown along the front of the building; however, a greenbelt is required along Gratiot Road. Four (4) canopy trees and eight (8) shrubs will need to be planted along the eighty-five (85') foot frontage of Gratiot Road. The site plan does show the required Gratiot Road Corridor requirements including the stone pillars and fencing along the eighty-five (85') foot frontage of Gratiot Road.

Mr. Jay Wheeler of William A. Kibbe and Associates, Inc. and Mr. Rob Torz of Hometown Pharmacy were present to answer any questions or concerns regarding the proposed site plan. Mr. Wheeler stated that all contingencies for approval have been reviewed and approved by the owner. Mr. Wheeler did request that the curbing completion timeline be adjusted from starting twelve months from the date of site plan approval to starting from May 1, 2013. Discussion followed among the Planning Commission members regarding the timeline for completing the curbing and the possible removal of the drive-thru if abandoned by the business due to lack of use by the customers. Mr. Torz stated that they would agree to remove the drive-thru if it is no longer needed or used by this facility.

Motion by Mr. Iamurri, supported by Mrs. LaMountain to approve the proposed site plan for a drive-thru to the existing site located at 7835 Gratiot Road upon the following contingencies:

1. Approval of the curb cut change along Gratiot Road will need to be received from MDOT prior to a building permit being issued.
2. The proposed drive-thru will need to be curbed within twelve (12) months starting May 1, 2013 and must be completed by April 30, 2014.
3. A storm water management plan will need to be submitted and approved by the Township Engineer.
4. The owner agrees to remove the drive-thru if abandoned by the business.

Motion carried.

8. *Sign Board of Appeals* – None.

9. *Old Business* – None.

**10. New Business**

**A. Review and Approve Thomas Township Planning Commission 2013 Meeting Schedule.**

The Planning Commission reviewed the following 2013 meeting schedule:

**Wednesday, January 16, 2013**  
**Wednesday, February 20, 2013**  
**Wednesday, March 20, 2013**  
**Wednesday, April 17, 2013**  
**Wednesday, May 15, 2013**  
**Wednesday, June 19, 2013**  
**Wednesday, July 17, 2013**  
**Wednesday, August 21, 2013**  
**Wednesday, September 18, 2013**  
**Wednesday, October 16, 2013**  
**Wednesday, November 20, 2013**  
**Wednesday, December 18, 2013**

Motion by Mr. Thompson, supported by Mrs. McDonald to approve the Thomas Township Planning Commission 2013 meeting schedule as presented. Motion carried unanimously.

**B. Discussion regarding correspondence received from Ms. Deena Dunkle, 7325 Ederer Road, Saginaw, MI 48609 regarding potential to rezone a ten (10) acre parcel of land from B-3, Corridor Commercial to A-2, General Farming, Open Space.**

Mr. Sika stated that the Community Development Department was recently contacted by Ms. Deena Dunkle, who had just recently purchased property located on South River Road. Ms. Dunkle purchased this ten (10) acre parcel of land with the intent of building a home; however, when contacting our office for required setbacks, it was explained that this property was zoned B-3, Corridor Commercial, which does not allow single family homes within this zoning district. Mr. Sika further stated that The Thomas Township Future Land Use Map shows this property as being developed as Business Commercial property. Ms. Dunkle is asking the Planning Commission to review the Future Land Use and Zoning status of this property and consider amending both the Future Land Use Map and Zoning Map to reflect an Agricultural zoning. The property is currently being farmed, and it is located in the 100 year floodplain. It should be noted that two existing single family homes are located in the B-3 zoning district, one to the north and one to the south of the subject property.

Discussion followed among the Planning Commission members regarding this area of South River Road, the current zoning of B-3, Corridor Commercial and how the area has actually developed into a rural agricultural/residential area over the years. The Planning Commission members directed the Community Development staff to send letters to the property owners located within the current commercial area as listed on the current Future Land Use Map regarding the potential of changing the Zoning Map and Future Land Use Map to the current use of the properties.

***11. Receive and File All Correspondence***

A. *Planning and Zoning News – November, 2012.*

***12. Adjournment.***

Motion by Mrs. McDonald, seconded by Mrs. LaMountain to adjourn the meeting at 7:30 p.m. Motion carried unanimously. ***The next meeting date is Wednesday, February 20, 2013.***

*Respectfully submitted by Susan Coggin, Planning Assistant/Code Enforcement Officer*