



**THOMAS TOWNSHIP  
PLANNING COMMISSION MEETING  
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609  
Wednesday, July 21, 2021 at 7:00 p.m.**

**Electronic remote access via teleconference per PA 267 of 1976 (mcl 15,263) PA 228 of 2020 and Local Emergency Declaration dated April 8, 2021 which extends the time to meet remotely to August 31, 2021, and allow for participation during the public portion of the meeting available at Zoom:**

**<https://zoom.us/j/93671862223?pwd=S3JjeUVXYllsQTdFSnFISWJHeDh0QT09>**

**Meeting ID: 936 7186 2223  
Passcode: 726430**

**or by Dial In Number (US) 844-855-4444 Access Code: 4822336#**

**AGENDA**

- 1. Call the Thomas Township Planning Commission Meeting to Order.**
- 2. Roll Call. (Roll Call will be taken)**
- 3. Pledge of Allegiance.**
- 4. Approval of Agenda. (Motion, support, roll-call vote)**
- 5. Approval of Minutes from June 16, 2021 (Motion, support, roll-call vote)**
- 6. Communications – Petitions – Citizens Comments.  
(It is requested that you state your name and address for the record, and address the Planning Commission while standing at the podium please.)**

**7. Hearings**

**A. Mr. Justin Smith of 4300 N. Orr Road, is seeking a Special Use Permit for the removal of two (2) acres of sand at his property, parcel #28-12-3-06-3004-000.**

- 1. Open Public Hearing.**
- 2. Review Special Use Permit Request.**
- 3. Public Comments.**
- 4. Close Public Hearing.**
- 5. Vote on Special Use Permit**

**B. Cobblestone Commercial Construction on behalf of Apple Ranch Development is requesting the rezoning of ten parcels (28-12-3-03-3105-000, 28-12-3-03-3106-000, 28-12-3-03-3107-000, 28-12-3-03-3108-000, 28-12-3-03-3109-000, 28-12-3-03-3110-000, 28-12-3-03-3111-000, 28-12-3-03-3112-000, 28-12-3-03-3113-000 and 28-12-3-03-3114-000) along Dice Road from their current R-1; Residential One-Family, Low Density District to R-2; Residential Two-Family, Medium Density District.**

- 1. Open Public Hearing.**
- 2. Ask the applicant to explain the rezoning request.**
- 3. Ask for public comment.**
- 4. Close Public Hearing.**
- 5. Planning Commission discussion/deliberation.**

**8. Presentation-None**

**9. Sign Board of Appeals-None**

**10. Administrative Review-(informational only)-Team One Credit Union; Drive-thru modifications**

**11. Old Business**

**A. Review of proposed text amendment regarding minimum acreage for condominium developments.**

**12. New Business-None**

**13. Receive and File Correspondence**

- A. Correspondence from Richland Township regarding Master Plan.**
- B. Planning & Zoning News-June 2021**

**14. Adjournment – Next Planning Commission Meeting – Wednesday, August 18, 2021**

Thomas Township will provide the necessary reasonable auxiliary aids and services to any individuals with disabilities who plan to attend this public meeting. Persons interested in such services need to contact the Thomas Township Manager's office at 249 N. Miller Road, Saginaw Michigan, 48609 by phone (989) 781-0150, or by fax (989) 781-0290 at least five (5) working days prior to the meeting. In the case that advanced notice for accommodations is not possible, every reasonable effort will be made to accommodate the disabled.

**Thomas Township  
Planning Commission Meeting**

**Citizen Comment Instructions**

**Any citizen may address the Thomas Township Planning Commission during the public hearing portion of any agenda item.**

**The Planning Commission Chairman will ask if there is anyone who would like to address the Planning Commission. If there are multiple people, he will invite you to speak when it is your turn.**

**You will be asked to stand and state your name and address for the records.**

**You may then address your issue to the Planning Commission. In the interest of time, all citizens shall limit their address to three minutes; however, the Planning Commission Chairman has the right to extend the time limit.**