

**Minutes**

THOMAS TOWNSHIP PLANNING COMMISSION  
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609  
April 17, 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: Ruth McDonald, Rod Iamurri, Chris Thompson and Diane LaMountain. Also present were Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer and one (1) interested party.

Members Absent: Dale Halm and Rick Lorentzen\*\*\*

**2. Pledge of Allegiance.**

**3. Approval of Agenda:**

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

**4. Approval of Minutes:**

It was moved by Mr. Thompson, seconded by Mrs. McDonald to approve the minutes of March 20, 2013 as presented. Motion carried unanimously.

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

**6. Hearings**

***A. Thomas Township is requesting to rezone 1992 South River Road (28-12-3-36-4008-000) and South River Road (28-12-3-36-4009-700) from B-3, Corridor Commercial to A-2, General Farming Open Space and Conservation Development.***

Mr. Bintz stated that the Planning Department was 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. The Thomas Township Future Land Use Map shows this property as being developed as Business Commercial property.

Upon reviewing the area, staff found that this area on South River Road was designated as B-3, Corridor Commercial on the Zoning Map and Commercial on the Future Land Use Map; however, only two businesses are currently located in this area which has developed into either residential or agricultural uses. Per the Planning Commission's request, the staff contacted the properties owners to see if there was any interest in rezoning the properties. Due to the interest in rezoning the two (2) properties, the Planning Commission directed the Township Community Development Director to begin the process of updating the zoning from B-3, Corridor Commercial to A-2, General Farming Open Space and Conservation Development on those parcels currently vacant or that have a residential home on them. By changing the zoning to A-2, it will be consistent with the current zoning in the area and will allow for both residential and farming to take place.

Mr. Bintz then asked for public comments in favor or in opposition to the proposed rezoning. The following people were heard:

1. Mr. Bintz read a telephone message from Ms. Tracey Kuntz, 1800 South River – Ms. Kuntz is not opposed to the rezoning, but concerned with any horses and the odors associated with keeping horses.
2. Mr. Tom Freiwald, 1633 Short – Mr. Freiwald stated that he was not opposed to the rezoning.

There being no further public comments, Mr. Bintz closed the public hearing portion of this proposed rezoning request.

Motion by Mrs. McDonald, supported by Mr. Iamurri to recommend approval to the Township Board rezoning 1992 South River Road (28-12-3-36-4008-000) and South River Road (28-12-3-36-4009-700) from B-3, Corridor Commercial to A-2, General Farming Open Space and Conservation Development. Motion Carried.

***B. Thomas Township is requesting to update the Future Land Use Map on properties located at 1992 South River Road (28-12-3-36-4008-000), 1800 South River Road (28-12-3-36-4009-000), 1758 South River Road (28-12-3-36-4010-000) and South River Road (28-12-3-36-4009-700) from Commercial to Agriculture.***

Mr. Bintz stated that upon reviewing this area of South River, staff found that this area was designated as Commercial on the Future Land Use Map; however, only two (2) businesses are currently located in this area which has developed into either residential or agricultural uses. Due to the interest in two (2) of the properties being rezoned from B-3, Corridor Commercial to A-2, General Farming Open Space and Conservation Development, this would be an appropriate time to update the Future Land Use Map to show these parcels as being Agriculture as well as the existing homes parcel located at 1758 South River Road and the vacant parcel located at 1800 South River Road. In total, four (4) parcels should be changed to agriculture from commercial on the Future Land Use Map. Mr. Bintz further stated that the two (2) existing commercial parcels with businesses on them will not be changed.

Mr. Bintz then asked for public comments in favor or in opposition to the proposed update to the Future Land Use Map. There being no public comments, Mr. Bintz closed the public hearing portion of the proposed update to the Future Land Use Map.

Motion by Mr. Thompson, supported by Mrs. McDonald to approve the amendment to the Future Land Use Map as presented. Motion carried unanimously.

**7. Presentations** – None.

**8. Sign Board of Appeals** – None.

**9. Old Business** – None.

**10. New Business** – None.

**11. Receive and File All Correspondence** – None.

**12. Adjournment.**

Motion by Mr. Thompson, seconded by Mrs. Iamurri to adjourn the meeting at 7:30 p.m. Motion carried unanimously. ***The next meeting date is Wednesday, May 15, 2013.***

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