

Minutes

THOMAS TOWNSHIP PLANNING COMMISSION
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609
April 18, 2012 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, Ruth McDonald, Chris Thompson, Dale Halm, Chris Thompson and Diane LaMountain. Also present were Dan Sika, Director of Community Development and Susan Coggin, Planning Assistant/Code Enforcement Officer.

Members Absent: None.

2. Pledge of Allegiance.

3. Approval of Agenda:

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

4. Approval of Minutes:

It was moved by Mrs. McDonald, seconded by Mrs. LaMountain to approve the minutes of March 21, 2012 with the following correction:

“Present in addition to Mr. Bintz were: Rod Iamurri, Ruth McDonald, ~~Dale Halm~~ and Diane LaMountain. Also present were Dan Sika, Director of Community Development and Susan Coggin, Planning Assistant/Code Enforcement Officer.”

Motion carried unanimously.

5. Hearings

A. Zoning Ordinance – Text Amendment – Section 10-2-12(B)(12)(P) – Drive-Thru Outdoor Waste Receptacle.

Mr. Bintz introduced the proposed text amendment and opened the public hearing.

Mr. Sika stated that in an effort to reduce the proliferation of trash near fast food businesses, we are proposing to amend the zoning ordinance to add a requirement for

site plan approval for any drive-thru business that a trash receptacle be place on the outside of the building located near the drive-thru where customers may pull up to the trash receptacle without getting out of their vehicle. This simple requirement should cut down on the amount of trash on the property.

Mr. Bintz then asked for public comments in favor or in opposition to this proposed text amendment. There were no public comments.

Discussion followed among the Planning Commission members. Mr. Lorentzen asked Mr. Sika if all existing restaurants with drive-thru windows would have to adhere to this new regulation. Mr. Sika stated that this is an amendment to the Zoning Ordinance; therefore, all existing facilities are grandfathered and do not have to add the drive-thru waste receptacles.

Motion by Mr. Thompson, supported by Mrs. McDonald to recommend approval of the text amendment to Section 10-2-12(B)(12)(P) to the Township Board as presented. Motion carried.

6. Presentations – None.

7. Sign Board of Appeals – None.

8. Old Business – None.

9. New Business

A. Discussion Only - Administrative Site Plan – Air Advantage LLC of Wixom, Michigan – Co-Location of Existing Cell Tower – 178 North Graham Road, Saginaw, Michigan 48609

Mr. Sika stated that Air Advantage LLC of Wixom, Michigan requested administrative site plan approval for a new co-location on the existing cell tower located at 178 North Graham Road. Air Advantage has leased space from American Tower Corporation and proposes to co-locate communication antennas on the existing wireless community tower. They also propose to install a small metal equipment cabinet and back-up generator near the base of the tower per the attached drawings. Air Advantage is not changing the height of the tower, adding any lights or expanding American Tower’s leased area.

Sika further stated that the proposed site plan has been reviewed, conforms with all existing applicable codes and has been administratively approved as presented. No action is required by the Planning Commission.

B. Mr. Sika discussed with the Planning Commission members small wind electric systems. He stated that with citizens trying to become more “green”, these types of systems may become more popular. He further stated that he found a great reference

guide regarding this type of system and would be forwarding a copy to each Planning Commission member.

10. *Receive and File All Correspondence.*

A. March, 2012 Edition of the Planning and Zoning News.

11. *Adjournment.*

Motion by Mr. Halm, seconded by Mrs. McDonald to adjourn the meeting at 7:25 p.m. Motion carried unanimously. The next meeting date is Wednesday, May 16, 2012.

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