

**Minutes**

**THOMAS TOWNSHIP PLANNING COMMISSION**

Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609  
August 15, 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, Dale Halm, Ruth McDonald, Chris Thompson, Diane LaMountain and Rick Lorentzen. Also present were Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer and five (5) interested parties.

Members Absent: None.

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

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

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

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

It was moved by Mr. Thompson, seconded by Mrs. LaMountain to approve the minutes of July 18, 2012 as presented. Motion carried unanimously.

**5. *Hearings* – None.**

**6. *Presentations***

- A. Wilcox Professional Services, LLC of Saginaw, Michigan on behalf of McCon Building Corporation of Highland, Wisconsin is requesting site plan approval to construct a 4,900 square foot Culver's Restaurant located at 8100 Gratiot Road, Saginaw, Michigan 48609.**

Mr. Bintz stated that the site is 170' x 478' (81,260 sq. ft.) and is currently the location of the old Self-Serve Lumber retail outlet. All existing buildings will be demolished and removed from the property. The proposed Culver's Restaurant consists of a 4,900 square foot building with a dining area consisting of an approximate seating capacity for ninety-eight (98) diners. The building will also contain a large customer service area, kitchen, drive-thru service and sundae prep areas, dishwashing facilities, dry good/cooler/freezer areas, two (2) offices,

training room and restroom facilities. An enclosed dumpster area and storage structure will be located along the north end of the building. Mr. Bintz further stated the proposed use (Culver's Restaurant) seems to be a very good fit in terms of zoning as well as redeveloping vacant under-utilized commercial parcel of land. The site plan submitted reflects a very high quality development that appears to be well designed and planned.

Mr. Chris McGuire of McCon Building Corporation, Mr. and Mrs. Aly Merchant and Mr. Michael Keenan of DeGroat Keenan Commercial Real Estate were present to answer any questions or concerns regarding this proposed site plan.

Mr. Sika stated that he did receive notification this week that the storm water management plan has been approved by the Township Engineer and MDOT has tentatively approved the driveway location.

Motion by Mr. Iamurri, supported by Mrs. McDonald to approve the proposed site plan for the construction of a 4,900 square foot Culver's Restaurant located at 8100 Gratiot upon the following contingencies:

1. Storm water management plan must be approved prior to the issuance of a building permit.
2. Driveway approval from the Michigan Department of Transportation must be submitted prior to the issuance of a building permit.
3. A final landscaping plan showing the landscaping requirements along the west, north and east property lines must be submitted and approved by the Community Development Department.

Motion carried unanimously.

**B. Richard Keith of Wolgast Design Group LLC on behalf of the Thomas Township Fire Department is requesting site plan approval to construct a 1,692 square foot addition to the existing facility located at 9970 Dice Road, Saginaw, MI 48609**

Mr. Bintz stated that the Thomas Township Fire Department is seeking site plan approval to construct a 1,692 square foot addition to the east end of the existing facility located at 9970 Dice Road. The proposed addition will be used to store fire apparatus and trailers within an enclosed building.

Mr. Rick Keith of Wolgast Design Group LLC was present to answer any questions or concerns regarding this proposed site plan.

Motion by Mr. Halm, supported by Mr. Lorentzen to approve the proposed site plan to construct a 1,692 square foot addition to the existing facility located at 9970 Dice Road as presented. Motion carried unanimously.

7. *Sign Board of Appeals* – None.

8. *Old Business*

**A. Public Hearing for Zoning Ordinance review will be continued at the September, 2012 meeting.**

Mr. Sika stated that he has met with Cindy Winland, and they are anticipating having a final rough draft for the Planning Commission members to review for the September, 2012 meeting. Mr. Sika further stated that Ms. Winland will be present at this meeting to review the updates.

9. *New Business*

**A. Discussion – Reschedule September 19, 2012 Planning Commission meeting date.**

Mr. Sika stated that due to a conflict in scheduling, he would like to change the September Planning Commission meeting from September 19, 2012 to September 26, 2012. It was the consensus of the Planning Commission members to change the meeting for September to Wednesday, September 26, 2012.

10. *Receive and File All Correspondence*

**A. Planning and Zoning News, June, 2012 Edition.**

11. *Adjournment.*

Motion by Mrs. McDonald, seconded by Mrs. LaMountain to adjourn the meeting at 7:35 p.m. Motion carried unanimously. The next meeting date is Wednesday, September 26, 2012.

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