



**Minutes**

THOMAS TOWNSHIP PLANNING COMMISSION  
Thomas Township Offices  
249 North Miller Road, Saginaw, MI 48609  
December 18, 2013 at 7:00 p.m.

Ruth McDonald called the Planning Commission meeting to order at 7:00 p.m.

Present in addition to Mrs. McDonald were: Rod Iamurri, Diane LaMountain, Chris Thompson, Rick Lorentzen and Dale Halm. Also present were Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer and seven (7) interested parties.

Members Absent: John Bintz

**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 Mr. Thompson seconded by Mr. Halm to approve the minutes of November 20, 2013 as presented. Motion carried unanimously.

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

**6. *Hearings – None.***

**7. *Presentations***

- A. *Mr. Jon Ledy, P.E. of Apex Engineers, P.L.C. on behalf of Mr. Hamza Sikander presented a site plan to construct a 18,950 square foot senior living facility to be located at 9080 Gratiot Road.***

Mr. Jon Ledy and Mr. Hamza Sikander were present to answer any questions or concerns regarding this proposed site plan. Mr. Ledy stated that the proposed site plan consists of an 18,950 square foot senior living facility and includes 30 units

(beds), two (2) nurse stations, common living area, kitchen and dining area, salon, conference room and offices. The developer has stated that staff will be present twenty-four (24) hours per day, seven (7) days per week. The site will be accessed from Gratiot Road by a curbed twenty-four (24') foot ingress/egress including a right-turn only lane exiting the property onto Gratiot. The parking lot will be curbed and paved and includes fifteen (15) parking spaces including two (2) handicap parking spaces. Lighting of the facility will be achieved with three (3) parking lot lights and boxed lighting along the front of the building. A screened dumpster will be located at the west end of the parking lot. A five (5') foot sidewalk has been shown along the frontage of the property. Mr. Ledy further stated that landscaping has been shown on the site plan along the front of the property and within the parking lot including decorative pillars and fencing which will be installed at various points along the Gratiot Road frontage.

Mr. Sika stated that a storm water management plan will need to be submitted and approved by the Township Engineer prior to construction of this project. Mr. Sika further stated that the site plan has been submitted to the Michigan Department of Transportation and the Saginaw County Public Works and is currently under review and approval will need to be received prior to construction.

Motion by Mr. Halm, supported by Mr. Iamurri to approve the proposed site plan for a 18,950 square foot senior living center to be located at 9080 Gratiot Road upon the following contingencies:

1. Approval will need to be received from MDOT prior to a building permit being issued.
2. Approval will need to be received from Saginaw County Public Works prior to a building permit being issued.
3. A storm water management plan will need to be submitted and approved by the Township Engineer.
4. The Township will require cross connection control measures on the domestic water supply.
5. Township will require a manhole structure with a screening device or macerator installed in it, (rather than a cleanout), due to the nature and type of sewage discharges anticipated. Township will also require a minimum 30 pound grease trap to be installed within the kitchen area with connections for all floor drains and sinks (that do not have a garbage disposal unit installed on it) located within the kitchen areas. Scullery units shall not be connected to grease trap.

Motion carried unanimously.

Mr. Lorentzen excused himself from the meeting at 7:15 p.m.

#### **8. Sign Board of Appeals – None.**

9. *Old Business* – None.

10. *New Business*

**A. *Discussion Only – Amendment to Chapter 12, North Business District, Chapter 14, Gratiot Road Design Guideline Overlay District and Chapter 16, Great Lakes Tech Park Overlay Zone Regarding Decorative Pillar Height.***

Mr. Sika stated that since the original ordinance was adopted, several sections of decorative pillars and fencing have been installed along both the Gratiot Road Corridor and properties located within the Great Lakes Tech Park. After seeing them installed, the requirement of a five (5') foot high pillar at the end of each section seems to be out of place. Therefore we are proposing amendments to Section 12.2, Section 14.1 and Section 16.4 g. which regulates the height of the pillars making them all four (4') feet high

The Planning Commission recommended that this proposed ordinance amendment be published for a public hearing for the next available scheduled Planning Commission meeting.

**B. *Discussion Only – Amendment to the Zoning Ordinance Regarding Omitted Items from Original Publication.***

Mr. Sika stated that upon a recent review of the Zoning Ordinance, we found that due to the restructuring and renumbering, some items were inadvertently left out. After discussing this issue with our Township Attorney, Otto Brandt, he has recommended that we hold a public hearing regarding the omitted items.

The Planning Commission recommended that this proposed ordinance amendments be published for a public hearing for the next available scheduled Planning Commission meeting.

**C. *Discussion Only – Sale of Vehicles on Residential Properties.***

Mr. Sika stated that staff is currently researching potential amendments to the Zoning Ordinance regarding the number of vehicles which could be sold on a residential property. The sale of vehicles has become more prevalent throughout Thomas Township and could potentially change the character of existing residential areas. A proposed amendment will presented to the Planning Commission members at a future meeting.

**D. *Discussion Only – Sample Zoning for Wind Energy Systems.***

Mr. Sika presented the Planning Commission members with a sample zoning ordinance for wind energy systems that was produced by the State of Michigan Department of Labor and Economic Growth. Due to the interest in wind energy system throughout Michigan, Mr. Sika stated that the Planning Commission may want to address wind energy systems.

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

A. Planning and Zoning News, October and November, 2013 Editions.

***12. Adjournment.***

Motion by Mrs. LaMountain, seconded by Mr. Halm to adjourn the meeting at 7:50 p.m. Motion carried unanimously. ***The next meeting date is January 15, 2014.***

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