



**Minutes**

THOMAS TOWNSHIP PLANNING COMMISSION  
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609  
February 19, 2014 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, Diane LaMountain, Chris Thompson, Rick Lorentzen and Ruth McDonald. Also present were Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer and two (2) interested parties.

Members Absent: Dale Halm

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

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

It was moved by Mr. Thompson seconded by Mrs. McDonald 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 December 18, 2013 as presented. Motion carried unanimously.

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

**6. *Hearings***

**A. *Amendment to the Zoning Ordinance 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. Bintz opened the public hearing of this proposed amendment to the Zoning Ordinance at 7:09 p.m. 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 will be modified to be four (4') foot high. This change is hoped to make the fencing look more consistent and appealing.

Mr. Bintz then asked for public comments in favor or in opposition to this proposed amendment. There being no public comments, Mr. Bintz closed the public hearing at 7:11 p.m.

Motion by Mr. Thompson, supported by Mr. Iamurri to recommend approval of the proposed amendment to the Zoning Ordinance 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 to the Township Board as presented. Motion carried unanimously.

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

Mr. Bintz opened the public hearing of this proposed amendment to the Zoning Ordinance at 7:13 p.m. Mr. Sika stated that now that we have been using the revised Zoning Ordinance for several months, we have discovered that some items were inadvertently left out. We had considered that we might find some problems with the changes and we would make the necessary changes as we find them. After discussing this issue with our Township Attorney, Otto Brandt, he has recommended that we hold a public hearing regarding the omitted items.

Mr. Bintz then asked for public comments in favor or in opposition to this proposed amendment. There being no public comments, Mr. Bintz closed the public hearing at 7:19 p.m.

Motion by Mr. Thompson, supported by Mr. Iamurri to recommend approval of the proposed amendment to the Zoning Ordinance regarding omitted items from the original publication to the Township Board as presented. Motion carried unanimously.

***7. Presentations*** - None

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

***9. Old Business*** – None.

***10. New Business***

***A. Discussion Only – Administrative Site Plan*** – T-Mobile is Proposing to Install Hydrogen Fuel Cell Standby Generator Cabinets at Its Existing Cell Site Located at 8170 Gratiot Road

Mr. Sika stated that T-Mobile of West Bloomfield, Michigan requested administrative site plan approval to install hydrogen fuel cell standby generator

cabinets at the existing cell tower facility located at 8170 Gratiot Road. T-Mobile currently has leased space from American Tower Corporation and proposes to update the current generator to a new hydrogen fuel cell generator. T-Mobile is not changing the height of the existing tower, adding any lights or expanding American Tower's leased area.

Mr. Sika further stated that the proposed site plan has been review by the Department of Public Works, Fire Department and Police Department and has been approved without further comment.

No action is required by the Planning Commission. This proposed fuel cell project was administratively approved.

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

A. Planning and Zoning News, January, 2014 Edition.

***12. Adjournment.***

Motion by Mrs. LaMountain, seconded by Mrs. McDonald to adjourn the meeting at 7:40 p.m. Motion carried unanimously. ***The next meeting date is March 19, 2014.***

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