

Minutes

THOMAS TOWNSHIP PLANNING COMMISSION

Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609

March 20, 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, Chris Thompson and Rick Lorentzen. 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, John Bintz and Diane LaMountain

2. *Pledge of Allegiance.*

3. *Approval of Agenda:*

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

4. *Approval of Minutes:*

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

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

6. *Hearings – None.*

7. *Presentations*

A. *Mr. Joel Dezelah of Homecraft is requesting site plan approval to construct a 32' x 64' storage building located at 10255 Gratiot Road.*

Mr. Sika stated that this is the current site of Homecraft which was constructed in 2002. The applicant is proposing to construct a 32' x 64' cold storage building along the east property line and at the rear of the parcel. The building will be accessed by a new driveway from the existing facility to the proposed storage building. Three (3) new trees will be planted along the east property line in accordance with the landscaping requirements of the Zoning Ordinance. Stone pillars with fencing are also shown on the plan and will be installed in accordance with the Gratiot Corridor Design Guidelines. Mr. Sika further stated that a storm

water management plan will not be required as the new impervious area is 2.12% of the total site. The minimum increase per ordinance for a full review is 5% increase.

Mr. Joel Dezelah was present to answer any questions or concerns regarding this proposed site plan. Mr. Dezelah requested an exception from paving and curbing the new drive to the storage building due to the fact that it will not be accessible to the public. Mr. Sika stated that the Planning Commission has approved such an exemption in the past when a drive is not accessible to the public.

Motion by Mr. Iamurri, supported by Mr. Lorentzen to approve the site plan for a 32' x 64' storage building to be located at 10255 Gratiot Road with the exemption that the new drive to the storage building will not have to be paved and curbed due to the public not having access to this drive. Motion carried unanimously.

8. *Sign Board of Appeals – None.*

9. *Old Business*

A. *Discussion Only – Potential Rezoning and Update of Future Land Use Map – South River Road.*

Mr. Sika 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. All parties who contacted the Planning Department were interested in the rezoning.

Motion by Mr. Thompson, supported by Mr. Iamurri to direct the Township Community Development Director to begin the process of updating the zoning from B-3, Corridor Commercial to A-1, Primary Agriculture on those parcels currently vacant or that have a residential home on them. Also to start the process of updating the Future Land Use Map to show the vacant land and those parcels with residential homes as agricultural use. Motion carried unanimously.

10. *New Business*

A. *Change June Planning Commission.*

Mr. Sika that due to a scheduling conflict and the many activities that have been scheduled that week for the Shields Summer Festival, we would like the Planning Commission to consider changing the regularly scheduled Planning Commission meeting from Wednesday, June 19, 2013 to Wednesday, June 26, 2013.

The Planning Commission approved changing the June Planning Commission date from Wednesday, June 19, 2013 to Wednesday, June 26, 2013.

11. Receive and File All Correspondence

- A. December, 2012 Edition of the Planning and Zoning News.
- B. February, 2013 Edition of the Planning and Zoning News.

12. Adjournment.

Motion by Mr. Iamurri, seconded by Mr. Thompson to adjourn the meeting at 7:22 p.m. Motion carried unanimously. ***The next meeting date is Wednesday, April 17, 2013.***

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