

Minutes

THOMAS TOWNSHIP PLANNING COMMISSION
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609
Monday, October 22, 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 and Rick Lorentzen. Also present were Russ Taylor, Township Manager, Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer and three (3) interested parties.

Members Absent: Diane LaMountain.

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. McDonald to approve the minutes of September 19, 2012 as presented. Motion carried unanimously.

5. Hearings

- A. Mr. Corey Davis, Sr. of 4028 Autumn Ridge, Saginaw, Michigan 48603 requested a special use permit to operate a used automobile dealership located at 7647 Gratiot Road.**

Sika stated that the proposed site is located on the southwest corner of Gratiot and Bacon Roads and is currently zoned B-3, Corridor Business Commercial. Section 10-19C-3-2 of the Thomas Township Zoning Ordinance states that a used automobile sales lot and leasing services facility is a use permitted by special land use permit under the following conditions in part:

- The dealership maintains an on-site inventory of at least thirty (30) vehicles.
- The placement of vehicles for display is of a professional nature, such as no upside-down cars.
- There will be no selling or storing of used auto parts on the premises.

- There will be no painting or repair on the premises.
- There will be no storage of junked or inoperable vehicles on the premises.

Two driveways are located on this parcel, one on Gratiot Road and one on Bacon Road. The applicant has contacted Mr. Don Hundley of MDOT regarding the Gratiot Road driveway and has received verbal approval for the driveway to remain open. Sika further stated that the proposed site plan has been reviewed by the Police Department and Fire Department without further comment. The Department of Public Works has also reviewed the proposed site plan and states that if the applicant will be conducting any type of car/truck washing or detailing in the garage, a backflow device will need to be installed on the domestic water line.

Corey Davis, Sr. was present to answer any questions or concerns regarding this proposed special use permit and site plan.

Bintz then asked for any public comments in favor or in opposition to this proposed special use permit and site plan. There being no public comments, Bintz closed the public hearing.

Motion by Thompson, supported by Iamurri to approve the proposed special use permit and site plan to operate a used automobile dealership located at 7647 Gratiot Road upon the following contingencies:

1. A plan showing the pillars and fencing along both Gratiot and Bacon Roads will need to be submitted and approved by the Community Development Department.
2. An agreement will need to be signed by both the property owner and the applicant agreeing that the landscaping, pillars and fencing will be installed by October 22, 2013.
3. Approval must be received by MDOT stating that the driveway along Gratiot Road is allowed to stay open with this development and submitted to the Community Development Department.
4. A six (6') foot section of fence must be repaired along the south property line.
5. All required trees must be installed.

Motion carried unanimously.

B. Zoning Ordinance – Ordinance No. 12-Z-02 – Proposed Review and Update of the Thomas Township Zoning Ordinance.

Sika stated that for the past several months, the Planning Commission has been working with me and Cindy Winland to do a complete review of the zoning ordinance. This meeting is the final step in your review of the text and the proposed changes. This is a public hearing. The Township Board will now have the approval of these changes.

Cindy Winland was present to review the updated Zoning Ordinance.

Bintz then asked for any public comments in favor or in opposition to this proposed update to the Zoning Ordinance. There being no public comments, Bintz closed the public hearing.

Motion by McDonald, supported by Halm to recommend approval of the Thomas Township Zoning Ordinance (12-Z-02) updates to the Township Board as presented. Motion carried unanimously.

6. Presentations – None.

7. Sign Board of Appeals – None.

8. Old Business

A. Revised Thomas Township Capital Improvement Plan – 2012/2013 through 2018/2019.

Taylor presented the Planning Commission members with a revised Thomas Township Capital Improvement Plan for fiscal years 2012/2013 through 2018/2019. Taylor highlighted some of the changes including the Frost Road bridge replacement being delayed one year, the purchase of a ladder truck for the Fire Department from Saginaw Township, the reinstallation of the banners poles on Gratiot Road and the scaled down Parks and Recreation improvements.

Motion by Thompson, supported by McDonald to approve the revised Thomas Township Capital Improvement Plan – 2012/2013 through 2018/2019 as presented. Motion carried unanimously.

9. New Business – None.

10. Receive and File All Correspondence

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

11. Adjournment.

Motion by Mrs. McDonald, seconded by Mr. Thompson to adjourn the meeting at 8:05 p.m. Motion carried unanimously. The next meeting date is Monday, November 21, 2012.

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