



Minutes

THOMAS TOWNSHIP PLANNING COMMISSION

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

October 15, 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, Chris Thompson, Rick Lorentzen Ruth McDonald, Dale Halm and Diane LaMountain. Also present were Dan Sika, Director of Community Development and Connie Watt, Planning Assistant/Code Enforcement Officer.

1. *Call to Order and Roll Call*

2. *Pledge of Allegiance.*

3. *Approval of Agenda:*

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

4. *Approval of Minutes:*

It was moved by Thompson seconded by Halm to approve the minutes of August 13, 2014 as presented. Motion carried unanimously.

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

6. *Hearings-None*

7. *Presentations-None*

8. *Sign Board of Appeals – None*

9. *Old Business-A. Compression Brakes (“Jake Brakes”)-Discussion Only*

Sika informed the Planning Commission that the information concerning Compression Brakes came across his desk regarding a proposed bill going through the state right now. It does not apply directly to the situation Rick brought up at a previous meeting. Sika said he will continue to look into information concerning Ordinances and pass that along. He said he will also propose the idea of an Ordinance regarding this to the Township Manager and the Township Supervisor. Sika added that he will be in contact with the Saginaw County Road Commission to

review with them if they have anything in place now regarding the use of Compression Brakes and he will present those findings to the Planning Commission within a month or two.

10. New Business –A. Proposed Right-of-Way

Sika advised that the Township Manager had brought this information to his attention to present to the Planning Commission. Because there are a lot of different setbacks on Gratiot Road due to the fluctuating right of way there. He added that this was only significant if you were a business owner along the road who was set back further. The Township Manager suggested looking into the regulations that Saginaw Township has in place regarding setbacks from all the county right of ways. Sika added that this will make uniformity. It is a concept that can be applied throughout the Township with the Road Commission right of way. He is looking into this and expecting the information back from them for all of the right of ways. A copy of the Saginaw Township information was presented to the Planning Commission to review and read. Sika added that this is something that will be considered after the first of the year.

B.-Thomas Township Parks & Recreation Trailhead Building

Sika informed the Planning Commission that this was an Administrative Site Plan Review that he wanted to bring to their attention. He said it is significant in that the McDonald family is present and they have been gracious enough to donate to the construction of the building. Sika told the Planning Commission the building, designed by Rick Keith, will feature a pavilion along with a unisex bathroom, and potential for a second bathroom in the future. Since it will be located at the Trailhead, people can pull their bicycles up there, get air and a drink from the water fountain. He said hopefully with the extension of the trail to the north at some point in the future, a ten (10') foot crossing is also potentially going to be installed to get to the other side of the street. The water and sewer lines are in and construction should begin shortly. McDonald questioned if he thought construction would be completed yet this year. Sika answered that we would like to see it done as soon as possible, but hopefully by spring at this point. Motion was made by Iamurri, seconded by LaMountain to accept and file the Site Plan for the Thomas Township Parks & Recreation Trailhead Building. The motion carried unanimously.

Additional Discussion-Additional discussion took place in regards to a date change for the November meeting. Sika informed the Planning Commission of a request by resident, Cecil Szepanski who wished to have a Site Plan Review for a cold storage building he wishes to construct at Edgewood Park. Since his construction time is running out due to the impending winter weather, he would like the meeting to be moved up a week to November 12, 2014. Motion was made by Halm, seconded by LaMountain to change the meeting date from November 19, 2014 to November 12, 2014. Motion carried unanimously.

Sika also presented a copy of the Thomas Township Master Plan to each member of the Planning Commission. He informed them that every five (5) years the law says the Master Plan must be reviewed. He is anticipating doing this after the first of the year but wanted the members to have the time to read and review the plan to discuss anything they may wish to change.

Sika also presented the Planning Commission with information that was provided to him by both the Township Supervisor and Township Manager. These newspaper articles referenced Solar

Panels as well as Chicken/Bee Ordinances. Sika advised the Planning Commission that Ordinances have been in effect for years in the Township relating to Solar Panels. It is considered an accessory structure and the regulations for accessory structures apply to solar panels.

11. Receive and File All Correspondence

A. Planning and Zoning News July 2014 and August 2014

12. Adjournment

Motion by LaMountain seconded by Iamurri to adjourn the meeting at 7:40 p.m. Motion carried unanimously. ***The next meeting date is November 12, 2014.***

Respectfully submitted by Connie Watt, Planning Assistant/Code Enforcement Officer