



Minutes

THOMAS TOWNSHIP PLANNING COMMISSION
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609
November 8, 2017 at 7:00 p.m.

Rod Iamurri called the Planning Commission meeting to order at 7:00 p.m.

Present in addition to Mr. Iamurri were: Dave Sommers, Ruth McDonald, Pat Lynch, Jennifer Curry, Steve Yockey and Doug Bird. Also present was Dan Sika, Director of Community Development, Connie Watt, Planning Assistant/Code Enforcement Officer, and several interested parties.

Absent: None

1. Call to Order and Roll Call

2. Pledge of Allegiance.

3. Approval of Agenda:

It was moved by Sommers, seconded by Yockey to approve the Agenda for the November 8, 2017 meeting. Motion carried unanimously.

4. Approval of Minutes:

It was moved by McDonald, seconded by Bird to approve the minutes of the September 20, 2017 as presented. Motion carried unanimously.

5. Communications – Petitions – Citizens Comments – None.

6. Presentations

A. Site Plan Review-Murin Company, 2243 N. Graham, Re-establish Nursery Use to construct additional cold storage buildings.

Explanation by Sika that Murin Company has previously come before the Planning Commission in 2006 to establish use as a nursery at their business located at 2243 North Graham Road. After an undetermined period the nursery stock was pulled and the land was then being leased to and planted by a farmer. Recently Murin Company has desired to build additional storage buildings due to theft problems on the property. The current use is non-conforming illegal and would not allow for the additional buildings to be constructed. At this

time in order to become conforming and have the ability to construct these new buildings, they need to re-establish their use as a nursery. They understand this requires 50% of the area being used for business to be planted with nursery stock. Site Plan shows currently 6.14 acres being used by the business. The plan shows that 3.08 acres will be planted with nursery stock. An agreement was drafted by the Township Attorney that insures the planting of the nursery stock to take place no later than June 1, 2018, with additional stipulations for yearly inspection to insure the nursery use is continuing and if there is any increase in the area utilized by the business, there would then need to be an increase in the size of the nursery area so that is always 50% of that number. A sidewalk agreement has also been signed and is being recorded for the property. John Murin, co-owner of Murin Company, spoke regarding the plan. He noted that due to the break-ins and lost equipment they have experienced the necessity exists to build additional buildings to house their trucks etc. He is fully in agreement with keeping nursery stock as required to be able to do so.

A motion by Yockey, supported by Curry to approve the Site Plan for Murin Company with the stipulations as outlined in the above mentioned agreement drafted by the Township Attorney. Murin Company will be allowed to seek Building Permits after receiving this approval noting that as per the agreement, the nursery stock will be installed by June 1, 2018 due to unfavorable planting at this time of year.

7. *Sign Board of Appeals-None*

8. *Hearings*

A. Text Amendment to Section 21.1; “Creation and Membership” of Chapter 21, “Zoning Board of Appeals”.

Iamurri opened the public hearing at 7:10 p.m. Sika explained the text amendment was necessary to update the section of the ordinance to be in accordance with Michigan Law. It mainly outlines the requirements of membership on the Zoning Board of Appeals. With no public comment, the public hearing was closed at 7:15 p.m. A motion was made by Sommers, supported by Lynch to approve the text amendment as presented for Section 21.1, “Creation and Membership” of Chapter 21, “Zoning Board of Appeals”.

Ayes: Curry, Bird, Lynch, Iamuuri, McDonald, Sommers, Yockey

Nays: None

Absent: None

B. Text Amendment to Section 12.5, “B-5 Exclusive Business District”, Table 24 and Section 7.4, “Scope of regulations”, Table 11 as they refer to Wireless Communications.

Iamurri opened the Public Hearing at 7:15 p.m. Sika explained that the two text amendments were reflective of changes that had been made previously to the Wireless Communication

ordinance. Since the text amendment was made to Wireless Communications the B-5 Zoning District no longer allows for such facilities by Special Use Permit. The two amendments are merely to make correction to these two tables. There was no public comment. Iamurri closed the public hearing at 7:18 p.m. A motion was made by Sommers, supported by Bird to approve the text amendment to Section 12.5, Table 24 and to Section 7.4, Table 11 as presented.

Ayes: Curry, Bird, Lynch, Iamurri, Sommers, McDonald, Yockey

Nays: None

Absent: None

9. *New Business*

A. 2018 Thomas Township Planning Commission Meeting Schedule.

The 2018 meeting schedule was presented to the Planning Commission. One change was discussed for the November 21, 2018 meeting due to the Thanksgiving holiday being the next day. A motion was made by Lynch, supported by McDonald to approve the November meeting date change from November 21, 2018 to November 28, 2018.

A motion made by Sommers, supported by Bird to approve the remaining dates on the meeting schedule for 2018.

B. Administrative Site Plan Review completed for McDonald's Restaurant, 7780 Gratiot Rd.; addition of second drive-thru lane.

Sika presented the Planning Commission with the Site Plan received by McDonald's Restaurant explaining that due to the limited changes it was Administratively reviewed by the Police, Fire, D.P.W., Township Manager and Community Development Departments. All departments have approved the site plan. The only changes being made are the addition of a second drive-thru lane and some indoor remodeling of the building. McDonald's are required to install some additional trees along the west portion of the property and are installing the pillars and fencing along Gratiot Road. Receive and file only.

10. *Old Business*

A. Medical Marijuana Information.

An article was presented in the Planning Commission packets with questions and answers regarding Medical Marijuana as printed in the MTA magazine the Township Focus, October 2017.

11. *Receive and File All Correspondence-Planning & Zoning News-August, 2017 & September 2017.*

12. Adjournment

Motion by Sommers, seconded McDonald by to adjourn the meeting at 7:40 p.m. Motion carried unanimously. **The next regular meeting date is December 20, 2017.**

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