



Minutes

THOMAS TOWNSHIP PLANNING COMMISSION
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609
February 15, 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: Ruth McDonald, Dave Sommers, Steve Yockey, Pat Lynch and Doug Bird. Also present was Dan Sika, Director of Community Development and Connie Watt, Planning Assistant/Code Enforcement Officer.

Absent: Jennifer Curry

1. *Call to Order and Roll Call*

2. *Pledge of Allegiance.*

3. *Approval of Agenda:*

It was moved by Sommers, seconded by McDonald to approve the Agenda for the February 15, 2017 meeting. Motion carried unanimously.

4. *Approval of Minutes:*

It was moved by McDonald, seconded by Bird to approve the minutes of the January 18, 2017 as presented. Motion carried unanimously.

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

6. *Presentations-None*

7. *Hearings-None*

8. *Sign Board of Appeals-None*

9. *New Business*

A.-Date Change for the March 15th Planning Commission Meeting.

Due to a schedule conflict, it was necessary to change the March Planning Commission date from the 15th until the 22nd. A motion was made by Lynch, supported by Sommers to approve the date change of the March meeting from March 15, 2017 until March 22, 2017 at 7:00 p.m. Motion carried unanimously.

10. *Old Business*

A.- Review Text Amendment of Section 18.33 Windmills and Wind-Powered Electricity Generating Devices (Large Wind). Discussion Only.

Review Text Amendment, addition of Section 3.18 On Site Wind Energy System (Small Wind). Discussion Only.

Sika stated that the text amendment presented to the Planning Commission for Section 18.33, referring to large wind, had been something they had been discussing and reviewing since last year. He noted that Rob Eggers of Spicer had presented information to the Planning Commission previously on an amendment to this section as well as drafting a new section to cover small wind or On Site Wind Energy Systems. A discussion also took place of the “Wind Inclusion Zone” which the Planning Commission had determined earlier last year. The commission felt that the areas they had selected as an inclusion zone for large scale windmills and such was satisfactory and agreed upon previously. Sika explained that the On Site Wind Energy System draft ordinance would give those residents the opportunity to utilize wind energy on a smaller scale the ability to do so within the regulations set forth. He added that the final text amendment would be presented with a public hearing within the next two months.

B.- Medical Marijuana Informational Articles

Sika explained that as previously discussed, the Planning Commission had been given some recent articles relating to Medical Marijuana. The idea is to present both the pros and cons of allowing dispensaries in Thomas Township and providing the commission with adequate information to see how communities/laws progress with their decisions. These articles will continue to be provided so any questions can be addressed and if and when the appropriate time comes they can make a decision as to how they’d like to proceed.

C.-Amendment to Ordinance Section 3.5, Accessory Buildings-Discussion Only.

Sika explained that at a previous meeting the discussion of a change to Section 3.5, Accessory Buildings had taken place. He reviewed with the Planning Commission that by a request of the Zoning Board of Appeals, the Planning Commission had been asked to review the ordinance to see if there should be a change to allow accessory buildings to match the pitch of the existing dwelling on a parcel. He stated that he saw no issue with a change and actually a benefit by making the parcel more appealing when the existing dwelling roof pitch was in-line with the accessory building. He explained that the text amendment would read as such, "Detached accessory buildings may have a building height of seventeen feet (17') as measured from the average grade to the highest roof elevation. Building height may be increased as follows: Detached accessory structures may match the roof pitch of the primary dwelling." He added that the text amendment will be brought before the Planning Commission at a public hearing at the April meeting. A motion was made by McDonald and supported by Lynch to proceed with the text amendment to Section 3.5, Accessory Buildings as outlined.

11. Receive and File All Correspondence

A.-Planning & Zoning News-December 2016

12. Adjournment

Motion by Sommers seconded by McDonald to adjourn the meeting at 7:45 p.m. Motion carried unanimously. ***The next regular meeting date is March 22, 2017.***

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