



**Minutes**

**THOMAS TOWNSHIP PLANNING COMMISSION**

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

March 18, 2015 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, Rick Lorentzen, Chris Thompson, and Diane LaMountain. Also present were Dan Sika, Director of Community Development, Connie Watt, Planning Assistant/Code Enforcement Officer, Jim Pappas, of Fusco, Shaffer & Pappas, Jay Wheeler, of Wm. Kibbe & Associates, Greg Turner, of Pumford Construction, Bruce Miller, of Fullerton Tool and several interested parties.

**1. Call to Order and Roll Call**

**2. Pledge of Allegiance.**

**3. Approval of Agenda:**

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

**4. Approval of Minutes:**

It was moved by Iamurri seconded by Thompson to approve the minutes of February 18, 2015 as presented. Motion carried unanimously.

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

**6. Hearings**

**A. Jim Pappas of Fusco, Shaffer & Pappas on behalf of St. Francis Home, 915 North River Road, requesting a Special Use Permit for an addition to the home.**

The Public Hearing was opened by McDonald at 7:04 p.m. Jim Pappas on behalf of St. Francis Home presented the information regarding the Special Use Permit requested. He presented the Site Plan of the property explaining that the building is located in the flood plain and to address the construction there for any areas that will be filled in during construction there will be two (2) areas where soil will be removed to compensate for this. Thus keeping the volume the same. Mr. Pappas explained the new addition would not be creating any addition to bed count at the facility but actually be lowering it by two (2). The new addition will have a total of forty-nine (49) private rooms. In the existing building the rooms will go from semi-private to private and reduce the count to forty-nine (49) beds there also. Therefore the total bed count will be ninety-

eight (98). Some modification of parking will take place with an expansion of parking in the back. The design has been done in a way to create a more residential “feel” and getting away from the nursing home “feel”. He added that in their discussions with the MDEQ, the new building will be raised one foot (1’) above the flood line and will not affect neighboring properties. There is recently added water service on the property as well as sanitary and storm sewer. Outside detention will be provided. Mr. Pappas offered to answer any questions at this time. Holly Foy, of 7150 London, questioned “If you raise this new building one foot will it not push the water towards the cul-de-sac? Mr. Pappas responded by stating that it will not. The process with the MDEQ requires that any filling in the do they are then required to cut from another section of the property to accommodate. Phil Moon of 740 N. River stated that in the flood of ’86, the power was turned off to the storm sewer and flooded everyone out. How will this be prevented from happening again? Mr. Pappas replied that they are only involved in this project and have no jurisdiction over the city or county sewers. Sister Margaret Mary of St. Francis Home did respond that in the flood of ’86 the water was up to the building but never came into the building. The new addition will be one foot (1’) higher. If any evacuations would have to be done once it is built, this would only involve moving patients from the existing building to the new one. Kimberly Perry of 715 N. River questioned if they could guarantee if the area floods as it normally does, that it would not come onto her property. Mr. Pappas answered that again they are working with the MDEQ and their requirements to not have that happen. Mr. Pappas also stated new storm sewers and flood retention areas are part of the plan. Ms. Perry also requested to know the approximate start and finish date and if they were putting fencing up. Mr. Pappas said the anticipated start would be the end of summer with construction complete in about 12-18 months. Fencing is part of the requirement and is on the site plan. Mr. Moon said he was concerned that they were not planning another entrance to the facility. Mr. Pappas explained that as per the Fire Department requirements there will be a “ring road” added for access by the Fire Department only to all buildings. Mr. Pappas added that the plan has been modified as per the initial review and staff recommendations to fulfill all requirements. Sika said he did get a question at the office regarding sidewalks across the frontage on North River Road. Since sidewalks already exist along North River up to McCliggott, St. Francis would have to sign a Sidewalk Agreement stating that when the Township is ready to have sidewalks installed there they would agree to install them. He added that he did discuss it with the Township Manager and his thought was that in 5-7 years he foresee a sidewalk project along North River Road and they will be asked to install them, but at this time St. Francis would not have to install the sidewalks but would have to sign the Sidewalk Agreement. Public Hearing was closed at 7:30 pm. Motion by Thompson, supported by Iamurri to approve the Special Use Permit and Site Plan Review for St. Francis Home contingent upon:

- A Flood Plan Permit being given to Thomas Township prior to construction.
- A Soil and Erosion Permit being given to Thomas Township prior to construction.
- Storm Water Management Plan must be approved by the Township Engineer prior to construction.

The motion passed unanimously.

***B. Thomas Township is requesting to amend Chapter 3, General Requirements of the Zoning Ordinance, Section 3.3, "Supplemental Yard Regulations"***

McDonald opened the Public Hearing at 7:30 p.m. with no public comment the hearing closed at 7:31 p.m. Sika explained that the Text Amendment deals with a desire for future uniformity in buildings along Gratiot, State and Miller. Sika mentioned that after discussing with the Township Manager he expressed the desire to add additional streets in the Township to those that are currently listed in the amendment before the Planning Commission. Since this was the case tabling of the amendment was discussed until a further decision was made to include any additional streets. A motion was made by Iamurri and seconded by Thompson to table the Text Amendment for up to 90 days to gather any additional information. Motion passed unanimously.

***C. Thomas Township is requesting to amend Chapter 12, Business Districts of the Zoning Ordinance, Section 12-1, "B-1 Office and Neighborhood Business District"***

McDonald opened the Public Hearing at 7:35 p.m. and with no public comment the Hearing was closed at 7:36 p.m. Sika said that this has previously been discussed and noted that the current Ordinance is lacking standards for the B-1 district and this amendment addresses and covers that. A motion was made by LaMountain and supported by Iamurri to approve the text amendment. The motion passed unanimously.

***D. Thomas Township is requesting to amend Chapter 1 of Title 6, "Public Ways and Property" of the General Ordinance, Section 6-1-5, subsections A and B.***

McDonald opened the Public hearing at 7:36 p.m. with no public comment the hearing was closed at 7:37 p.m. Sika explained that a request was made by the Township Manager and he had also talked it over with the Township Attorney, to change the language of the last line of subsection B to read "a seven foot (7') vertical clearance over the entire sidewalk width." The Planning Commission found this acceptable. Motion was made by Lorentzen and supported by LaMountain to approve the text amendment with the change in language of the last line of subsection B. Motion passed unanimously.

***7. Sign Board of Appeals-None***

***8. Presentations***

***A. Site Plan approval requested by Bill Peters for a new business "Cool Licks" to be located at 7647 Gratiot Road.***

Sika informed the Planning Commission that Mr. Peters did have an emergency and would not be able to present his Site Plan however, he did have concerns about waiting until next month. Sika informed the Commission that if they felt comfortable with the information provided they could review the Site Plan this evening from the file but if they felt they needed more information they could table it. Sika did explain that he would go over the Site Plan with them and answer questions based on the knowledge he had of what Mr. Peters wanted to do. He added that the site had formerly been a used car dealership and the previous owner had completed a lot of improvements on the property including asphalt and drainage. Mr. Peters is now interested in putting in an ice cream parlor with a walk up window. He will have picnic tables in the southeast corner and fencing along that area to protect it from traffic. One addition he did add

was a drive thru window on the east side of the building. Sika also noted that the Gratiot Road access will be closed off per MDOT regulation and Mr. Peters will be doing this, leaving the access from Bacon Road only. All improvements required will be or have already been completed on the site and pillars and fencing will be installed. Sika added that he had checked the requested drive-thru area and the space there was more than adequate for the cars to drive thru and for stacking. All departments have reviewed the plan and it does meet their requirements. Mr. Peters may in the future expand to add more products but right now it will be strictly ice cream, yogurt and slushes. LaMountain questioned if the business was seasonal. Watt informed her to her knowledge Mr. Peters planned on being opened from May until October each year. Thompson questioned if Sika felt the parking was adequate. Sika explained the existing parking planned was more than adequate with enough asphalt area for future expansion if needed. Motion was made by Iamurri and supported by Thompson to approve the Site Plan for "Cool Licks" ice cream shop.

***B. Site Plan approval requested by Pumford Construction on behalf of Fullerton Tool West for new construction to be located in the Great Lakes Tech Park.***

Bruce Miller, Chief Financial Officer for Fullerton Tools addressed the Planning Commission and explained that the groundbreaking for Fullerton Tool took place before the snow began and they are excited to begin building. He said they are not leaving their existing City of Saginaw facility but are in need of expansion for Fullerton Tool who makes carbide tools. He said they contacted Pumford Construction and the decision was made to go into the Great Lakes Tech Park. Greg Turner of Pumford Construction explained this is a 55 acre parcel at the end of a cul-de-sac. They will only be developing a portion of it at this time. There is a plan for future growth for another building to the north and additional parking to the west should the need arise in the future. At this time these areas will continue to be farmed. He said the high level comments of landscaping have been met with the one tree per thirty feet (30') requirement. Lighting issues have been addressed and they will be using LED lighting on shorter poles. He added that Fullerton President, Patrick Curry, plans on keeping the site as natural as possible with plans to add saplings to the existing trees to the west. There will be limited parking in the front for staff and visitors. The equipment will be housed on the west side and out of sight as much as possible. Thompson questioned the comments presented concerning water/sewer. Sika informed him that the sheet was simply additional information to Pumford and Fullerton and that Rick Hopper, Director of Public Works, had already noted that the Site Plan has meet all of his requirements. Thompson questioned if the driveways were adequate for truck access. Miller informed him that they may get one semi truck a day if they are lucky. All of their deliveries and shipments are done with UPS which of course use smaller van-like vehicles. LaMountain asked how many employees they would have. Miller answered a total of forty (40) over the course of two years. Turner added that if the plan is approved in about 4-5 weeks they will begin the building permit process. Motion was made by Thompson and supported by LaMountain to approve the Site Plan for Fullerton Tool West with the following contingencies;

- Storm Water Management must be submitted to the Township and approved prior to building permit issuance.
  - A Soil and Erosion Permit must be submitted to the Township prior to building permit issuance.
- Motion passed unanimously.

## ***9. Old Business***

### ***A. Discussion Only-Master Plan Update***

Sika explained that he wanted to let the Planning Commission know that he has put it in his budget to update the Master Plan. This is a requirement every five (5) years and the last time it was done was 2009-2010. He added that he will be presenting this to the Township Board for approval to move forward with the process. Once it is approved, the planner will at the Planning Commission meetings to begin the update.

## ***10. New Business-None***

## ***11. Receive and File All Correspondence-None***

### ***Adjournment***

Motion by Lorentzen seconded by LaMountain to adjourn the meeting at 8:10 p.m. Motion carried unanimously. ***The next meeting date is April 15, 2015.***

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