



Minutes

THOMAS TOWNSHIP PLANNING COMMISSION
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609
March 21, 2018 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, and Doug Bird. Also present was Dan Sika, Director of Community Development, and Connie Watt, Planning Assistant/Code Enforcement Officer.

Absent: Steve Yockey.

1. Call to Order and Roll Call

Roll call was taken.

2. Pledge of Allegiance.

3. Approval of Agenda:

It was moved by Sommers, seconded by McDonald to approve the Agenda for the March 21, 2018 meeting. Motion carried unanimously.

4. Approval of Minutes:

It was moved by McDonald, seconded by Bird to approve the minutes of the February 21, 2018. Motion carried unanimously.

5. Communications – Petitions – Citizens Comments – None.

6. Presentations

A. Site Plan Review for O'Reilly Auto Parts

Iamurri read that a new site plan is being presented by O'Reilly Auto Parts. They have purchased the property located at 7235 Gratiot Road and wish to demolish the existing home, remove the in-ground pool and construct a new O'Reilly Auto Parts store. He noted that it had been reviewed by all departments as well as MDOT and the Saginaw County Road Commission. Several contingencies for approval do exist. Sika explained that the Road Commission has been in discussion with the Township regarding the two entrance/exit points along Swanson Road. At the business directly across the street the parking allows for patrons to back up directly into Swanson Road as there is no curbing. This situation has existed for numerous years and is

“grandfathered in” at this point but because of this situation, a right turn lane is being discussed with the Road Commission for obvious safety reasons and may become a contingency for the construction in addition to those already listed on the agenda item. Sika added that we will all be working together to resolve it in the safest way possible.

A motion was made by Sommers, supported by McDonald to approve the Site Plan for the new O’Reilly Auto Parts store with the following contingencies:

- Existing sewer lead must be used.
- Copper must be used from the curb box to meter, not plastic.
- Must install a RPZ backflow device on entire water service after the water meter, but before any point of water service.
- Decision on if ¾” existing service will be used or the installation of a new 1” service will be completed.
- An approved review by the Saginaw County Road Commission as to the driveway approach design and right hand turning lane, as well as approval from Thomas Township as to the curbing within the right-of-way and the potential for a right turn lane on Swanson Road at Gratiot (M-46).
- Submission of a copy of the Soil Erosion Permit.
- Another tree needs to be installed along Gratiot Road front to comply with the Ordinance requirement of one tree per forty feet (40’) of lineal road frontage.
- Three (3) additional trees must be installed starting at the front edge of the building along the east side running to the south to meet the side property line landscaping requirement.

7. *Sign Board of Appeals-None*

8. *Hearings-None*

9. *New Business-None*

10. *Administrative Review-None*

11. *Old Business*

A. Medical Marijuana Information.

Informational articles were presented to the Planning Commission for their review.

B. Established Uniform Setbacks-Discussion Only

Sika explained that previously a proposed text amendment had been discussed to include the concept of a uniform setback. This is to help future development in the Township in the business districts to line up at a uniform setback instead of setbacks that go in and out along the roadway. In further discussion, he explained, it was decided that the uniform setbacks that

would be preferable would be Gratiot Road 60', State Street 43', and Miller Road (North and South) at 43' This text amendment will be brought before the Planning Commission in April for Public Hearing.

C. Windmills/Wind Energy Ordinance-Discussion Only.

Sika explained that the text amendment for the Windmills/Wind Energy Ordinance had been discussed at several meetings and changes to the Ordinance have finally been completed to cover any new laws and desired Township requirements regarding these. A new small wind ordinance has also been created. These text amendments with all of the final updates will be brought before the Planning Commission in April at a Public Hearing.

D. A-1/A-2 Zoning Districts Ground Floor Area-Discussion Only.

Sika explained that this proposed ordinance change was being considered to bring consistency to the Ordinance. Since Residential Districts already include the language for 700 square feet being allowable for 2 story homes, a change needs to be made for the agricultural districts also which allow the same type of residential construction. This change will be brought before the Planning Commission as a text amendment in April with a Public Hearing.

12. Receive and File All Correspondence-Planning & Zoning News-None

13. 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 April 18, 2018.***

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