



Minutes

THOMAS TOWNSHIP PLANNING COMMISSION
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609
April 16, 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, Connie Watt, Planning Assistant/Code Enforcement Officer, Jon Ledy, P.E., Apex Engineering, and Hamza Sikander.

2. *Pledge of Allegiance.*

3. *Approval of Agenda:*

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

4. *Approval of Minutes:*

It was moved by Mr. Thompson seconded by Mrs. McDonald to approve the minutes of March 19, 2014 as presented. Motion carried unanimously.

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

6. *Hearings-None*

7. *Presentations*

- A. *Mr. Jon Ledy, P.E. of Apex Engineers P.L.C presented a revision of the original Site Plan for the Senior Living Facility to be constructed at 9080 Gratiot Road (M-46).***

Mr. Ledy explained that the original Phase I building had a wing on the South side of the property which will be extended to the North side of the building and attached to create two (2) courtyards; the plan shows an additional twenty-six (26) rooms but he stated would actually be twenty seven (27) for a total overall of fifty-seven (57) rooms.

Fifteen (15) additional spaces for parking have been added along the front side of the drive along the South side of the building to accommodate the extra rooms. Landscaping has also been extended for this area. Mr. Iamurri questioned if this was to be a single facility considering the names Phase I and Phase II. Mr. Ledy explained that it is to be one facility when complete. Developer, Hamza Sikander interjected the additional wing will be a “shell” area for the time being and ready for quick expansion as soon as needed. Mr. Thompson expressed concern with the requested “turnaround” area needed by the Fire Department and how this is being accomplished. Mr. Ledy explained a 120 foot turnaround area had been added by removal of curb and gutter in the necessary area which will then be reinforced, it will look like a grass area but be able to handle a fire truck. Dan Sika, Director of Community Development added that due to the length of the driveway the turnaround was added. These necessary changes are still being discussed with the Thomas Township Fire Chief and all options are being looked at. Mrs. LaMountain expressed concerns over those coming to visit the facility and being able to tell which area is the completed area of the facility. Mr. Sikander noted that the side of the building that is to be completed at the time of construction will also have some sort of directional arrows for those visiting. He added he was hopeful that expansion to complete Phase II could occur as soon as ten (10) months. Mrs. LaMountain was concerned that the additional wing which is to be “shelled” will look vacant. Assurance was given by Mr. Ledy that the outside of the facility will have a completed look. Community Development Director, Dan Sika pointed out that most of the contingencies have been answered but the revision will be reviewed again.

It was moved by Mr. Iamurri, seconded by Mr. Thompson to approve the revised site plan with all contingencies met. Motion carried unanimously.

8. *Sign Board of Appeals – None.*

9. *Old Business – None.*

10. *New Business*

A. *Change July Planning Commission Date*

Mr. Sika stated that due to a scheduling conflict it will be necessary to change the date of the July Planning Commission meeting from July 16, 2014 to July 23, 2014.

It was moved by Mrs. McDonald, seconded by Mrs. LaMountain to approve the July meeting date change from July 16, 2014 to July 23, 2014. Motion carried unanimously.

B. Change May Planning Commission Date

Mr. Sika also noted that it was necessary to change the date of the May Planning Commission meeting due to a scheduling conflict. The May 21, 2014 meeting date is requested to be changed to May 28, 2014.

It was moved by Mrs. McDonald, seconded by Mrs. LaMountain to approve the May meeting date change from May 21, 2014 to May 28, 2014. Motion carried unanimously.

C. 2014 Thomas Township Business/Organization Appreciation Award

Mr. Sika explained to the Planning Commission that it was now time to pick the Business/Organization of the Year for Thomas Township. He added that each year the Planning Commission reviews the licensed businesses in the township and chooses a business or organization that has not received the award in the last five years. He noted that in the packet the business/church listing contained all licensed businesses in Thomas Township and along with the outlined criteria by which a winner will be selected.

Mr. Halm expressed concern that Swanhaven Manor did not appear on the list again this year. Mr. Sika explained that the list included only licensed businesses and churches in the township. He noted that he will check with the Clerk's office to see why Swanhaven Manor is not considered as a business and check on the requirements to be listed as a business.

It was decided that the ballots would be submitted by Friday, April 25th to Connie Watt, Planning Assistant for tabulation and the selections would be presented at the May Planning Commission meeting.

D. Discussion Only-Sidewalk Ordinance Update

Mr. Sika updated the Planning Commission on an update to the Sidewalk Ordinance that is currently being worked on by the Township Attorney and Township Manager. He stated the thought is to make it more consistent with the Master Plan, plans of the township and the new technology park. He further stated that when the Ordinance was originally written there were no sidewalks present. This update is a way of "modernizing" the Sidewalk Ordinance. He told the commission that the Ordinance will be on the Agenda for the May Planning Commission meeting and available for Public Hearing at that time.

E. Discussion Only-Used Car Sales Ordinance

Mr. Sika stated that work is currently being done on amendment to the Thomas Township Ordinance regarding the sale of used vehicles by homeowners on their

property. This occurred after complaints have been received regarding residents bringing home vehicles from dealerships and selling them in front of their homes. The new amendment will still give the right to the homeowner to sell one (1) to two (2) vehicles per year. He informed the Planning Commission that this will not be a Zoning Ordinance but a General Ordinance that will not have a “grandfather” clause. This Ordinance will be available at the next Planning Commission meeting.

F. Discussion Only-Bottomline Maintenance & Repair Spring Classic Cruise-In

Mr. Sika stated that the Bottomline Maintenance will be holding an event at the old Shooters location. A Spring Classic Cruise-In that is being held on May 17, 2014. This event has been reviewed by all departments and everything is in order for it to proceed.

11. Receive and File All Correspondence-None

12. Adjournment.

Motion by Mrs. McDonald, seconded by Mr. Halm to adjourn the meeting at 7:55 p.m. Motion carried unanimously. ***The next meeting date is May 28, 2014.***

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