



**Minutes**

THOMAS TOWNSHIP PLANNING COMMISSION  
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609  
April 18, 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, Steve Yockey, 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**

Roll call was taken.

**2. Pledge of Allegiance.**

**3. Approval of Agenda:**

It was moved by Yockey, seconded by McDonald to approve the Agenda for the April 18, 2018 meeting. Motion carried unanimously.

**4. Approval of Minutes:**

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

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

**6. Presentations-None**

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

**8. Hearings**

**A. Text Amendment to Section 3.3, “Supplementary Yard Regulations”, subsection d, Established Uniform Setbacks.**

Iamurri opened the public hearing at 7:02 p.m. Sika explained that this is something that has been drafted by other communities as it pertains to future road right-of ways and the possibility of roads that may someday be widened. We're pre-planning for future expansion of roadways and are addressing it in the ordinance with this text amendment. Along Gratiot Road the existing right-of-way is very difficult to work with. This text amendment establishes a set distance to build off of or to place signage. No public comment was heard. The public hearing was closed at 7:10 p.m. A motion was made by Sommers, supported by McDonald to approve the text amendment setting established setbacks on Gratiot Road of 60', State Street at 43' and North & South Miller Road at 43'. Motion passed unanimously.

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

Nays: None

Absent: Curry

***B. Text Amendment to Section 18.33, "Windmills and Wind-Powered Electricity Generating Devices", and the addition of Section 3.18, "Small Wind"***

Iamurri opened the public hearing at 7:11 p.m. Sika explained that the Planning Commission had been working on this text amendment for some time. With the help of Rob Eggers, changes were made to clarify where windmills could be located in the Township as well as taking into consideration where a resident would be able to put a small wind turbine. Sommers questioned two sections in regards to the text amendment; section d needed to reflect the areas where these turbines are allowed more clearly. Section 18 (f) needed to have "inhabited structure" added to explain that the items listed there fell into that category. Sika stated that those changes could be made on this final draft and approved with those changes to be completed. Some discussion took place regarding the map which the Planning Commission had come up with previously which shows the areas in which the turbines would be allowed if granted a special use permit. There was no public comment. The public hearing was closed at 7:20 p.m. A motion was made by Sommers, supported by McDonald to approve the test amendment to Section 18.33, "Windmills and Wind-Powered Electricity Generating Devices". Motion passed unanimously. A motion by Sommers, supported by McDonald to approve the addition of Section 3.18, "On-Site Wind Energy System (Small Wind)". Motion passed unanimously. A motion by McDonald, supported by Sommers to approve the necessary incidental changes to the following sections due to the changes made in Section 18.33; Section 17.1; Table 28, Section 12.5; Table 24, Section 12.4; Table 23, Section 9.1; Table 14, Section 9.2; Table 15, Section 7.4, Table 11, Section 9.4 of Chapter 9, and Section 7.1; Table 10. Motion passed unanimously.

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

Nays: None

Absent: Curry

***\*\*Changes requested were made to Section 18.33\*\****

***C. Text amendment to Section 9.1; Figure 5 and Section 9.2; Table 6 regarding minimum square footage for the ground floor of homes constructed.***

Iamurri opened the public hearing at 7:25 p.m. Sika explained that the text amendment that is being brought before the Planning Commission is one to create consistency in the ordinance when building a home in the A-1 or A-2 zoning district. It will make it consistent with R-1 and R-2 zoning district as it relates to single family dwellings. Motion was made by Sommers, supported by McDonald to approve the text amendment to Section 9.1; Figure 5 and Section 9.2; Figure 6 regarding minimum ground floor area. Motion passed unanimously.

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

Nays: None

Absent: Curry

**9. *New Business***

***A. 2018 Business/Organization of the Year.***

Information packets were given to the Planning Commission members for the selection of the 2018 Business/Organization of the Year. After reviewing the lists of small and large businesses as well as churches/organizations, the members will get their voting information back to Watt by April 30<sup>th</sup>. Sika did note that this can be done by phone, email or drop-off.

**10. *Administrative Review-None***

**11. *Old Business-None***

**12. *Receive and File All Correspondence-Planning & Zoning News***

The March 2018 edition of Planning & Zoning News was distributed to the members at the meeting.

Iamurri noted that a postcard had been received for the Planning Commission members inviting them to a free seminar by Rowe Professional Services regarding Planning for Parks and Recreation. The event will be held Monday, April 30<sup>th</sup> from 7-9 p.m. If any of the members are interested in attending, please contact Watt so she can R.S.V.P. by noon, Monday, April 23<sup>rd</sup>.

**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 May 16, 2018.***

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