



Minutes

THOMAS TOWNSHIP PLANNING COMMISSION
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609
July 17, 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: Ruth McDonald, Pat Lynch, and Doug Bird. Also present was Dan Sika, Director of Community Development, Connie Watt, Planning Assistant/Code Enforcement Officer, Keith Kosik, TSSF, Mike Rybicki, MLR Engineering and one interested party.

Absent: Steve Yockey, Jennifer Curry and Dave Sommers.

1. Call to Order and Roll Call

Roll call was taken.

2. Pledge of Allegiance.

3. Approval of Agenda:

It was moved by McDonald, seconded by Lynch to approve the Agenda for the July 17, 2018 meeting. Motion carried unanimously.

4. Approval of Minutes:

It was moved by Lynch, seconded by McDonald to approve the minutes of the June 20, 2018. Motion carried unanimously.

5. Communications – Petitions – Citizens Comments – None.

6. Presentations

A. TSSF Architects on behalf of Frankenmuth Credit Union to construct a new Credit Union on Gratiot Road, parcels 28-12-3-25-4040-000, 28-12-3-25-3001-000, and 28-12-3-25-3029-001.

Keith Kosik of TSSF Architects and Mike Rybicki of MLR Engineering addressed the members. Rybicki stated that the site involves two parcels mainly. The house and out buildings on the lot to the east will be demolished as is the service garage next to Shields Quick Lube to the west.

Duclos Insurance and the oil change business will be remaining. The credit union will be an addition on to the Duclos building on the east side. The south end of the credit union building will have the drive thru lanes. There are already existing utilities along Gratiot. Storm water will run into the detention pond to the south and out to the Monk drain. Rybicki added that the plan shows two driveways off of Gratiot which is the desire. He stated they are currently in negotiation with MDOT concerning having two driveways. They do not have the MDOT permit today. He added that they have reduced the number of existing driveways on the properties from three to two so hopefully they can prevail. If there was a change to just one driveway it was noted that it would most likely be right in the center. This may affect the current location of the pillars and fencing and Kosik asked for some lead-way on this with the Township in case the driveway does have to be in the center. Sika did explain that the Township would certainly work with them to do an adjusting should that be necessary. It was also noted that should the site plan have to be adjusted to reflect only one driveway, the review could be done administratively just to verify all requirements are met. Rybicki went on to say that the lighting is shielded from the neighboring properties and parking does meet the required number of spaces. Kosik noted that on the revised site plan presented this evening, the trees have been added around the perimeter as requested per the Township requirement. A motion was made by McDonald, supported by Bird to approve the site plan for a new credit union to be constructed by Frankenmuth Credit Union as long as the specific contingencies are met:

- A driveway permit must be received from MDOT approving the number of driveways that are allowed.
- A Storm Water Plan must be presented to the Township and approved prior to construction.
- All requirements as noted in the letter from DPW Director, Rick Hopper must be met/approved.
- The requirements by the Fire Department of a fire lawn twenty-two feet (22') wide must be met.
- Marking the east drive as a "Fire Lane"-post signs on both sides.

Motion carried unanimously. Roll call vote taken:

Ayes: Bird, Lynch, Iamurri, McDonald

Nays: None

Absent: Yockey, Curry, Sommers

7. *Sign Board of Appeals-None*

8. *Hearings-None*

9. *New Business-None*

10. Administrative Review-None

11. Old Business

B. Medical Marijuana Articles

Articles were given to the Planning Commission relating to Medical Marijuana for further education on the issue.

12. Receive and File All Correspondence-Planning & Zoning News-June 2018

13. Adjournment

Motion by Lynch, seconded Bird by to adjourn the meeting at 7:32 p.m. Motion carried unanimously. **The next regular meeting date is August 15, 2018.**

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