



**Minutes**

THOMAS TOWNSHIP PLANNING COMMISSION  
(JOINT MEETING WITH THE THOMAS TOWNSHIP BOARD)  
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609  
July 20, 2016 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, Patrick Lynch, and Diane Lamountain. Also present was Dan Sika, Director of Community Development, Connie Watt, Planning Assistant/Code Enforcement Officer, Rob Eggers of Spicer Group, Thomas Township Board Members, Robert Weise, Vern Weber, Tom Radewahn and Ellen Ryder-Petre. Dave Sommers was also present representing both the Planning Commission and the Thomas Township Board.

1. *Call to Order and Roll Call*

2. *Pledge of Allegiance.*

3. *Approval of Agenda:*

It was moved by Sommers, seconded by McDonald to approve the Agenda for the July 20, 2016 meeting. Motion carried unanimously.

4. *Approval of Minutes:*

It was moved by Lamountain, seconded by Sommers to approve the minutes of the June 15, 2016 as presented. Motion carried unanimously.

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

6. *Presentations-None*

7. *Hearings-None*

8. *Sign Board of Appeals-None*

9. *New Business*

***A. Acknowledge and File Resignation Letter from Dale Halm.***

Iamurri acknowledged that after six years of service to the Planning Commission, Dale Halm has decided at this time to submit his resignation and concentrate on his retirement and spending more time at his home in Florida. A thanks to him for his years of service and valuable input while serving on the Planning Commission.

***10. Old Business***


***A. Presentation By Rob Eggers of Spicer Group of the Highlights of the Master Plan Update.***

Mr. Eggers explained that for the past number of months he has been working with the Planning Commission and Thomas Township Staff members to prepare an update to the existing Master Plan. He stated that the previous Master Plan contained information from 2000 and 2009. He added that per Michigan Law there is a requirement to update the Plan in its entirety or only certain sections. In his meetings with the Township it was decided that the following areas would be reviewed and updated:


1. Demographics.
2. Community Input.
3. Maps.
4. Goals.
5. Benchmark Thomas Township against similar communities.
6. Implementation Plan.
7. Reformat and add new photos.

Eggers stated that he'd like to do a short Power Point presentation to highlight these areas and would finish with a question and answer session.

Thomas Township  
Master Plan Update




2015 - 2016



### Agenda


1. Process
2. Demographics
3. Benchmark Communities
4. Community Input
5. Goals
6. Next Steps

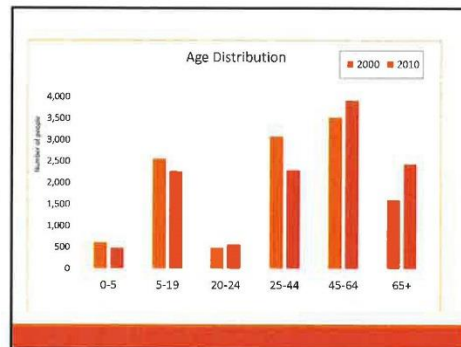
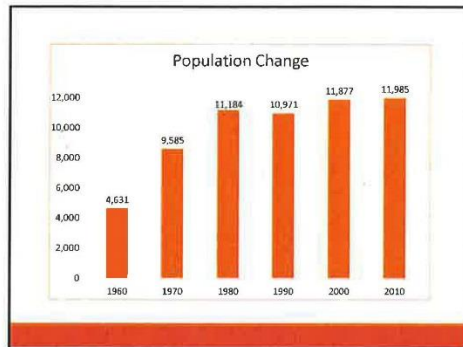


### Process

- \*Master Plan last revised in 2009
- \*Contracted with Spicer Group in July 2015 for a limited scope update
  - Update Demographics
  - Gather new community input
  - Update maps
  - Update goals
  - Benchmark Thomas against similar communities
  - Implementation plan
  - Reformat document and add new photos
- \*Met with Planning Commission beginning in August of 2015
- \*Subsequently in September, December, February, April, June

### Demographics





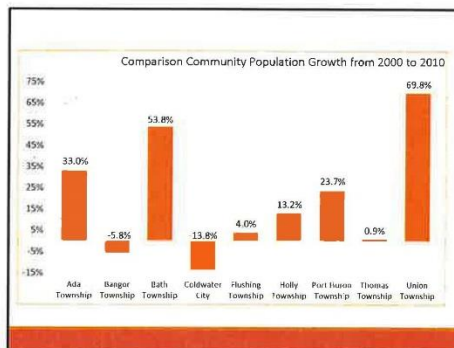
	Median Household Income	Per Capita Income	% Below Poverty
Thomas Township	\$55,827	\$30,815	5.3%
Saginaw County	\$43,566	\$22,801	18.1%
Michigan	\$49,087	\$26,143	18.9%

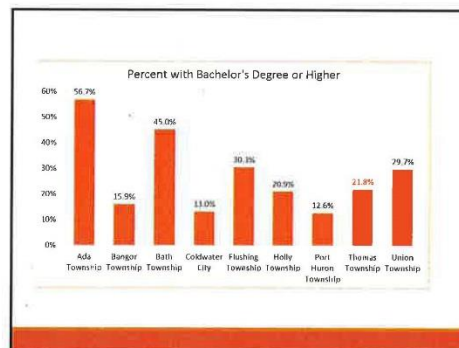
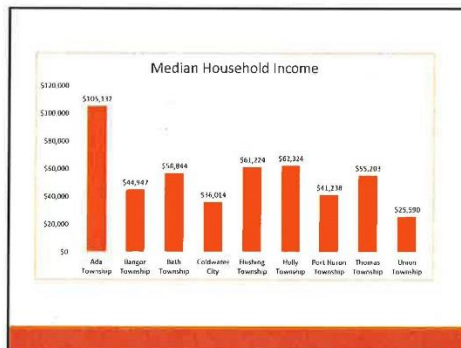
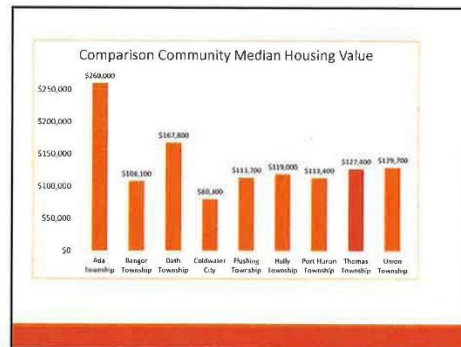
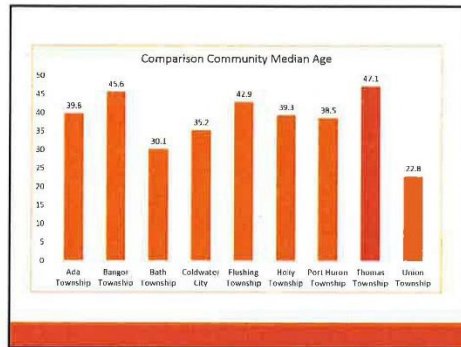
## Benchmarking

How does Thomas Township look compared to similar sized communities in Michigan?



COMMUNITY	COUNTY	POPULATION	BEDROOM COMMUNITY FOR
Bangor Township	Bay County	14,651	Bay City
Ada Township	Kent County	13,145	Grand Rapids
Union Charter Township	Isabella County	12,927	Mt. Pleasant
THOMAS TOWNSHIP	Saginaw County	11,985	Saginaw
Bath Township	Clinton County	11,598	Lansing
Holly Township	Oakland County	11,362	Flint/Pontiac
Coldwater City	Branch County	10,945	NA
Port Huron Charter Township	St. Clair County	10,654	Port Huron
Flushing Charter Township	Genesee County	10,640	Flint




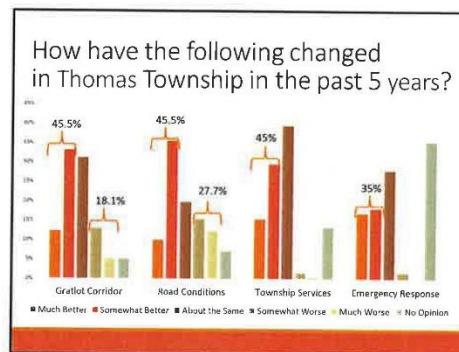
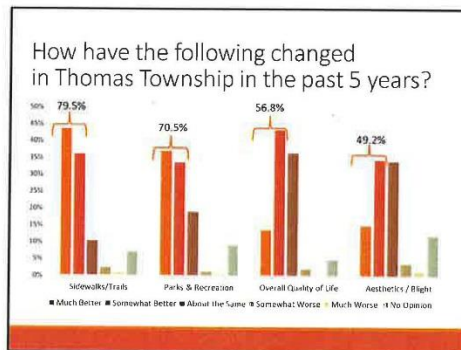


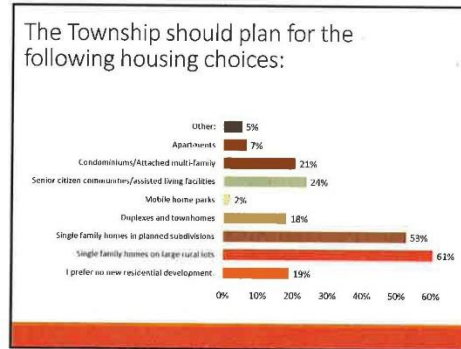
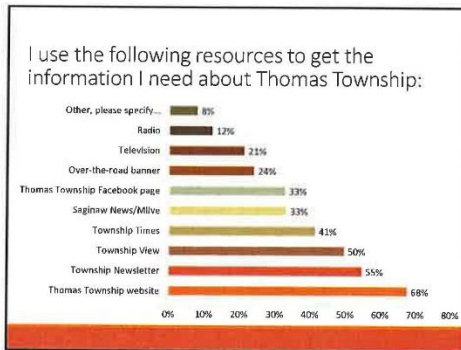
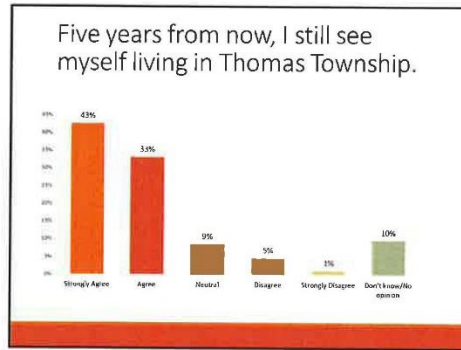
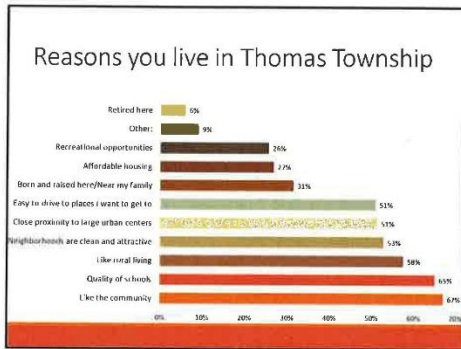
STATE EQUALIZED VALUE			
Community	2006	2012	2015
Ada Township	\$991,336,100	\$922,384,800	\$1,050,142,500
Bangor Charter Township	\$558,485,550	\$452,548,550	\$445,047,900
Bath Township	\$500,177,250	\$402,450,491	\$461,268,900
Coldwater City	\$383,641,408	\$318,085,014	\$347,892,219
Fishing Charter Township	\$390,794,290	\$284,820,000	\$286,249,000
Holly Township	\$427,897,710	\$270,151,740	\$312,855,850
Port Huron Charter Township	\$326,501,100	\$240,981,796	\$249,068,500
<b>Thomas Township</b>	<b>\$497,530,400</b>	<b>\$506,183,700</b>	<b>\$469,799,800</b>
Union Charter Township	\$422,062,700	\$375,654,723	\$431,350,200

### Community Input

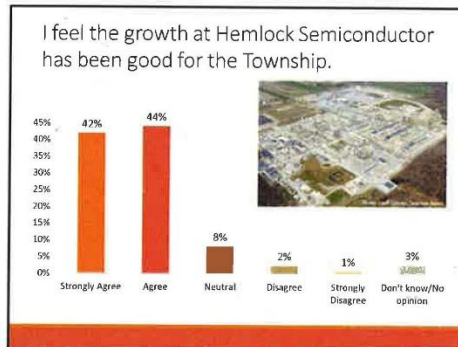
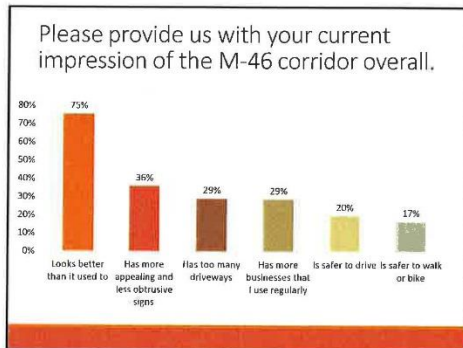
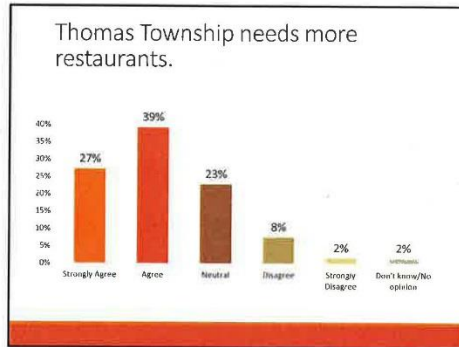
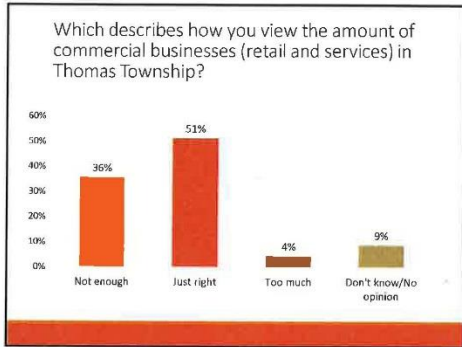
October 23, 2015 – November 28, 2015

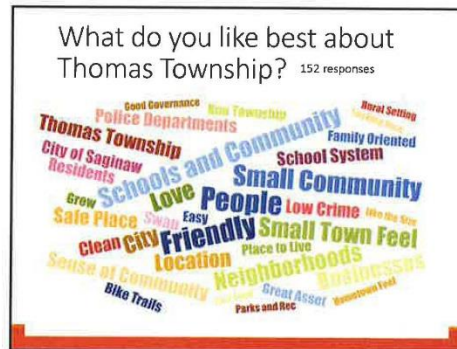
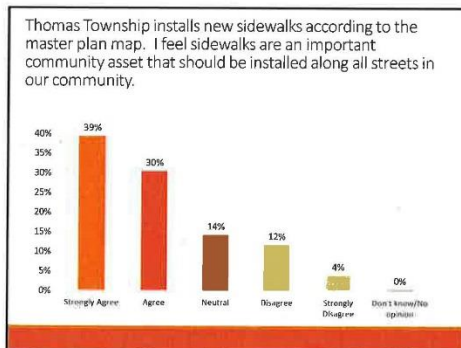
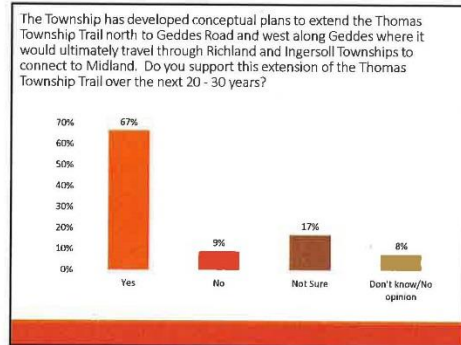
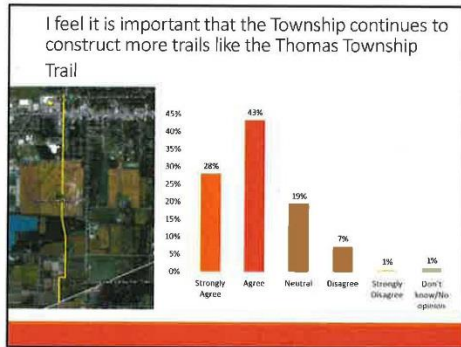
264 Total Responses  
242 Completed Responses











Eggers reviewed the information in each slide noting that Thomas Township has had an increase in population, comes in higher than the County and the state in Median Income and compares quite well to the similar communities used for the benchmarking.

He discussed the results of the Community Survey that was taken and felt that a good response was received in comparison to how these results normally come back to a community. Weise questioned that with it only being 2% of the population that responded was that not a low number? Eggers stated that in seeing how results are achieved in other community surveys he felt that Thomas Township was successful in its results. He noted that the more results that come in, the more the numbers seem to level off and you don't get what he felt is an accurate representation.

Eggers noted that based on the community survey results, the residents live here because they like the community, and in five years 43% still see themselves living here. He mentioned that based on the results most residents utilize the Thomas Township website as their main way of receiving information about the Township. He furthered his presentation of the results stating that results show people in the community feel more restaurants are needed, they are impressed with the improvements of the M-46 corridor, and people want to see more trails constructed like the Thomas Township Trail.

Eggers reviewed the next steps in the Master Plan Update process including recommendation by the Planning Commission to send the draft to the Board, the review period thereafter and the Public Hearing and resolution if accepted. Weise questioned the current schedule of the update and Eggers noted the survey did stay available for more than the month originally planned and that there were delays due to a cancelled Planning Commission meeting and a heavy agenda for another. All in all he said it is on track and at the finish.

Radewahn remarked that it was good news to hear people are impressed with the M-46 corridor improvements that have been made.

A motion was made by McDonald and seconded by Lamountain to recommend sending the Master Plan Draft to the Thomas Township Board. The motion passed unanimously.

11. *Receive and File All Correspondence-Planning & Zoning News-June 2016*

12 *Adjournment*

Motion by Sommers seconded by McDonald to adjourn the meeting at 7:45 p.m. Motion carried unanimously. ***The next regular meeting date is August 17, 2016.***

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