



Minutes

THOMAS TOWNSHIP PLANNING COMMISSION
Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609
September 20, 2017 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, Connie Watt, Planning Assistant/Code Enforcement Officer, Russ Taylor, Thomas Township Manager, Rick Hopper, Director of Public Works and one interested party.

Absent: Steve Yockey

1. *Call to Order and Roll Call*

2. *Pledge of Allegiance.*

3. *Approval of Agenda:*

It was moved by Sommers, seconded by Curry to approve the Agenda for the September 20, 2017 meeting. Motion carried unanimously.

4. *Approval of Minutes:*

It was moved by McDonald, seconded by Bird to approve the minutes of the August 16, 2017 as presented. 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 11-5-3; “Required Improvements”, Subsection (I) Trees and Section 19.3; “Regulation of Condominium Development”; (i) Single Family Detached Condominium; (14) Street Trees and Landscaping.

Iamurri opened the Public Hearing at 7:03 p.m. He then read an explanation of the text amendments as outlined. Sika referred to a drawing provided in the packet showing the detail of the proposed text amendment. He said that now that the Saginaw County Road Commission has changed their policy in allowing trees within the right-of-way (with certain requirements/standards) this is a good option for the homeowner. He added that currently our ordinance requires three (3) trees be installed in the front yard (within a platted subdivision or condominium development) which is defined as thirty-five feet back from the road right-of-way. This change would allow them an option to place the required trees within the right-of-way should they choose. At this time, Iamurri asked for any public comment. Mr. Russ Taylor, Thomas Township Manager and resident spoke regarding the text amendment and being in favor of the requirement to plant three trees within the road right-of-way. With no further public comment, Iamurri closed the Public Hearing at 7:13 p.m. Motion by Bird, supported by McDonald to approve Text Amendment to Section 11-5-3; subsection (I) and Section 19.3; subsection (i) relating to the requirement to install three (3) trees within the right of way. Motion passed unanimously.

B. Text Amendment to Section 3.5; “Accessory Buildings”; Subsection (d) Height.

Iamurri opened the Public Hearing at 7:15 p.m. He explained that a text amendment to this section and subsection had previously been reviewed and approved at a Public Hearing a couple of months ago, however, while being reviewed by the Ordinance Committee that had suggested a change and that the text amendment return back to the Planning Commission to review again and approve if they agreed on the changes. Sika explained that the Ordinance Committee had concerns that when the height was increased for any accessory building to match the roof pitch of the primary dwelling it could impede light and vision from surrounding properties since the setbacks could be as low as five feet (5’) from a property line. Iamurri asked for public comment at this time. Taylor spoke and addressed the issues the Ordinance Committee had. He agreed that with allowing the height of accessory buildings to increase it was not the desire to create a vision block for nearby residents. Iamurri asked for any additional public comments. There were none. Public Hearing was closed by Iamurri at 7:24 p.m. A motion was made by Sommers, supported by McDonald to approve the Text Amendment to Section 3.5; “Accessory Buildings”; Subsection (d) Height as presented with changes to include “for every foot increase in accessory building height, there will be an increase of one foot (1’) from the side and rear property line setback”. Motion passed unanimously.

9. *New Business*

A. DPW Water Asset Management Plan

Mr. Rick Hopper, Director of Public Works presented his “Water System Asset Management Plan” to the Planning Commission. He explained that this plan has been implemented by the state as required by the end of December 2017. It outlines an inventory of all water system assets within the Township, how levels of service are implemented, and its criticality. A Capital Improvement Plan along with expense summaries and forecasted revenues are also required which have been outlined in the plan. A motion was made by McDonald, supported by Sommers to approve the Water Asset Management Plan as presented. Motion carried unanimously.

B. Capital Improvement Plan

Iamurri explained that each year as part of their duties the Planning Commission must review and approve the Capital Improvement Plan. Taylor addressed the Planning Commission and offered explanation of several of the highlighted items on the Capital Improvement Plan. Sommers had a concern with the lift stations at River and Dice scheduled for 2022, and River and State scheduled for 2020 and the overlook park at Dice and River scheduled for 2021. He felt that maybe these should be switched. Taylor said he would address the concerns with both Rick Hopper and John Corriveau to get their input. He felt that maybe changing the Overlook Park to 2022 and the lift station at River and Dice to 2021 would make more sense. Taylor did note however, that the lift station at River and State was a concern and should be kept at 2020. A motion was made by McDonald and supported by Sommers to approve the Capital Improvement Plan with the changes as noted for the lift station at River and State for 2020, the lift station at River and Dice for 2021, and the Overlook Park at River and Dice for 2022. Motion carried unanimously.

10. *Old Business*

A. Medical Marijuana Information.

An article was provided from the MTA regarding a packet of information suggesting that townships do an “opt-out” or “opt-in” resolution regarding Medical Marijuana. Sika noted that

this packet has not been received and is hoping that by the October meeting the additional information will have arrived and will be able to be discussed.

11. *Receive and File All Correspondence-Planning & Zoning News-July, 2017*

12. *Adjournment*

Motion by Sommers, seconded McDonald by to adjourn the meeting at 8:04 p.m. Motion carried unanimously. ***The next regular meeting date is October 18, 2017.***

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