

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
JANUARY 15, 2020**

Members Present

Members Absent

Others Present

R. Iamurri
P. Lynch
D. Sommers
D. Bird
J. Curry
K. Beam

S. Yockey

D. Sika, Dir. Of Community Dev
C. Watt, Plann’g Asst/Code Enf.
D. Gitchell, D&M Site

Mr. Iamurri called the meeting to order at 7:00 p.m.

Approval of Minutes:

Motion by Mr. Sommers, supported by Mrs. Curry, to approve the minutes of December 18, 2019 as presented.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Presentations:

A. Site Plan for Pho Asian Bistro to be located at 8466 Gratiot Road (along with Tracy Nail Salon); Parcel #28-12-3-26-2001-017.

Mr. Damian Gitchell of D&M Site was present, representing Pho Asian Bistro. The site plan presented is for Mr. Tanny Nguyen who received approval in November 2019 to put a nail salon in half of this building at 8466 Gratiot Road. The other half of the building is to be the “Pho Asian Bistro”. He explained that he had received the comments and necessary changes from all departments and had submitted revised prints on

January 14, 2020 which the Planning Commission had a copy of. The dumpster location/trash enclosure has been included on the revised plans along with a front elevation and location of storm drains. The landscaping, which includes the trees & shrubs will remain. The catch basin to the west of the building in the parking lot which has not been working properly is being checked as requested. Also, Mr. Gitchell did note that he has been in contact with Meijer regarding the easement that Bob Evans, the former business located there, had with them for the use of twenty-five additional parking spaces. As it stands now, there would be a ten space deficit. Mr. Sika noted that based on the parking requirement without these spaces they would be short of the spaces needed. He added that without the easement from Meijer, should they not grant it, a variance would probably be necessary from the Zoning Board of Appeals. Mr. Gitchell did add that a lot of the clients who would be at the salon would be receiving dual services (both nails and pedicures) which would reduce the number of people who would be utilizing parking. Mr. Sika added that the Township will continue to work with them and it will be resolved. Mr. Sika also noted that there were comments/contingencies from the Department of Public Works which also need to be addressed. After discussion by the Planning Commission there was a concern noted that originally it appeared that trees were to be placed in the islands on the west side of the building in the lot. It was decided that a check on the previous site plan would be made and if this is the case, a contingency would be made for trees to be installed in those islands.

Motion by Mr. Lynch, supported by Mr. Sommers to approve the site plan for the Pho Asian Bistro with the following contingencies:

- The sprinkler system for the building will have general maintenance done and a report provided to the Thomas Township Fire Department.
- Existing landscaping, plants & tree must remain and be kept in good condition. Should previous Site plan requirements have shown trees installed in the parking lot islands on the west side of the building, trees will need to be replanted there.
- Drainage to the west of the building in the parking lot will be corrected-catch basin needs checked or cleaned out.
- A copy of the parking easement from Meijer will be provided or a resolution to the parking deficit made prior to any Building, Electrical, Plumbing or Mechanical permits being issued.
- Before any signage is put up, a sign permit application will be submitted and approved.
- Comments provided by the Department of Public Works will be addressed.
- Two trees are required to be planted in the islands on the north end of the parking lot per the landscape ordinance and per island. Six feet (6') tall minimum per ordinance.

VOTE

6 YEAS

0 NAYS

1 ABSENT

MOTION CARRIED

Administrative Review-Information Only:

Mr. Sika did make the Planning Commission aware the Homecraft, located at 10255 Gratiot Road, has received Administrative Site Plan approval for two small additions to be done. One is on the cold storage building and the other on the office.

New Business:

A. 2019 Planning Commission Annual Report

The 2019 Planning Commission Annual Report was presented and discussed showing items completed by the commission in 2019.

Motion by Mr. Sommers, supported by Mr. Bird to receive and fill the 2019 Planning Commission Annual Report as presented.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED.

Adjournment:

Motion by Mr. Sommers, supported by Mr. Bird, to adjourn the meeting at 7:37 p.m.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED