

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
VIRTUAL MEETING VIA ZOOM/TELECONFERENCE
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, JANUARY 20, 2021, 7 O’CLOCK P.M.**

Electronic remote access, in accordance with Michigan law, implemented in response to COVID-19 social distancing requirements and restrictions to hold meetings virtually.

Members present via “Zoom”: R. Iamurri, P. Lynch, S. Yockey, D. Sommers, D. Bird, J. Curry K. Beam
Members Absent: None
Present via “Zoom”: J. Corriveau, Parks Director
Physically Present: D. Sika, Community Development Director
C. Watt, Planning Assistant/Code Enforcement Officer

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

Approval of Amended Agenda for this evening:

The agenda for this evening’s meeting was amended to include a second item under “New Business”; the discussion/presentation of a plan for a disc golf course at Roberts Park.

A motion by Mr. Lynch, supported by Mr. Yockey to approve the amended agenda was made.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Mr. Bird, supported by Mr. Sommers, to approve the minutes of December 16, 2020 as presented.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

A. 2020 Planning Commission Annual Report

Some discussion took place concerning some of the functions completed. Mr. Sommers questioned the continuation of support to local businesses in lieu of the on-going pandemic for relief of payment and limitation on days of display for temporary signs. A motion was made by Mr. Sommers, supported by Mr. Yockey to make a recommendation to the Thomas Township Board of Trustees to continue to waive the fee and limitation of time displayed for temporary signs as a way to continue support of our local businesses.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

A motion was made by Ms. Beam, supported by Mr. Bird to accept and file the 2020 Planning Commission Annual Report as presented.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

B. Thompson Memorial Disc Golf Course

Mr. John Corriveau, Parks Director, was present to discuss the construction of a 9 hole disc golf course on a recently acquired 20 acre parcel that runs from Roberts Park parallel with South Miller Road to Dutch Road. The plan would be to install concrete pads along with the baskets the disc is tossed into. Kluck Nursery is set to provide pines along the property to create a buffer from adjoining properties. Parking at this time for the Course will be at Roberts Park with the potential in the future of creating an entrance off of Dutch Road. This is a free course, bring your own disc and play. In the future tournaments will most likely be held as well. Mr. Corriveau has already made contact with the owners of the neighboring properties who all felt this was a great project. The plan would be to begin construction in the spring as soon as weather allows.

A motion by Mr. Yockey, supported by Mr. Sommers to approve the plan for the Thompson Memorial Disc Golf Course as presented.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Old Business:

A. Master Plan Review Comments-Apple Mt. Properties

Mr. Sika reminded the Planning Commission that as part of the Master Plan update process a mandatory 42 day review period is required to receive any comments concerning the plan. He stated that the Township has received a comment concerning the Future Land Use for fourteen parcels along Dice and four along North Thomas as well as a thirteen-acre parcel on Dice Road belonging to Apple Ranch Development (Bierlein). With the exception of the thirteen-acre parcel, these pieces of property had been platted many years ago with the intent to develop them. After the recent condo development in Apple Mountain, it is thought that these parcels and 13-acre parcel would be more of a fit to the area if developed with condos and should actually be an area of “medium density/multi-family residential”. This, would then coincide with the new Apple Mountain condo development. After lengthy discussion by the members, the Planning Commission felt strongly that this change would have no negative effect on the area and in fact, may likely increase the surrounding home values. Traffic increase would be minimal and water and sewer would be able to sustain the added demand. The roads are not at capacity and in adequate condition. The change would be consistent with the development of the golf course and the homes being constructed in and around the development. It was felt that any condos constructed would be of high quality.

A motion was made by Mr. Yockey, supported by Mr. Bird to approve the change to the Future Land Use Map to designate the following parcels along North Thomas and Dice Roads as “medium density/multi-family residential”:

N. Thomas Rd.

- 28-12-3-03-2201-000
- 28-12-3-03-2202-000
- 28-12-3-03-2203-000
- 28-12-3-03-2204-000

Dice Rd.

- 28-12-3-03-4003-000
- 28-12-3-03-3101-000
- 28-12-3-03-3102-000
- 28-12-3-03-3103-000
- 28-12-3-03-3104-000
- 28-12-3-03-3105-000
- 28-12-3-03-3106-000
- 28-12-3-03-3107-000
- 28-12-3-03-3108-000
- 28-12-3-03-3109-000
- 28-12-3-03-3110-000

28-12-3-03-3111-000
28-12-3-03-3112-000
28-12-3-03-3113-000
28-12-3-03-3114-000

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Adjournment:

Motion by Mr.Yockey, supported by Mrs. Curry, to adjourn the meeting at 7:50p.m.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED