

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, OCTOBER 20, 2021, 7 O’CLOCK P.M.**

Members Present: R. Iamurri, D. Sommers, K. Beam, S. Yockey, and J. Curry
Members Absent: D. Bird, P. Lynch
Others Physically Present: D. Sika, Community Development Director
C. Watt, Planning Assistant/Code Enforcement Officer
Interested parties.

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

Approval of Agenda:

Motion by Mr. Yockey, supported by Ms.Beam, to approve the agenda as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
YEAS: Sommers, Yockey, Iamurri, Beam, Curry,
NAYS: None
ABSENT: Bird, Lynch

Approval of Minutes:

Motion by Mr. Sommers, supported by Mr. Yockey to approve the minutes of the August 25, 2021 meeting.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
YEAS: Iamurri, Beam, Curry, Sommers, Yockey
NAYS: None
ABSENT: Bird, Lynch

Hearings:

A. Rightway Automotive Credit requesting a Special Use Permit/Site Plan approval to operate a used car sales lot at 8235 Gratiot Road (formerly Rail trail Motor Company)

Mr. lamurri opened the Public Hearing at 7:04 p.m. Chase Dicken of Rightway Automotive Credit explained that the company was purchasing the property located at 8235 Gratiot Road (formerly Rail Trail Motor Co.) with the intention of continuing used car sales. They are requesting a special use permit to do so. There are site plan improvements required on the property that were not completed by the previous owner. A Notice of Lis Pendens has been recorded for the property with Saginaw County. Rightway Automotive has agreed as part of their site plan approval/special use permit request to complete these items. A signed agreement has been made between the Township and Rightway Automotive Credit insuring the completion of these items by May of 2022. There was no public comment. Mr. lamurri closed the public hearing at 7:11 p.m. Motion by Mr. Yockey, supported by Mr. Sommers to approve the site plan/special use permit request by Rightway Automotive Credit with the following contingencies:

- Per agreement signed with Township, these items will be completed; paving, curbs and gutters per site plan approval, four trees to be installed along Victor Drive, Three pillars and two sections of fencing at the northeast corner of the parcel, landscaping in the area of the pillars, including new lawn areas on the east side near Victor Drive and north side along Gratiot Road, grass swales along the Victor Drive side of the property, replace catch basin, all to be completed by May 31, 2022. The sign on the east side of the property is to be removed by November 30, 2021.
- A sign permit application must be submitted prior to any changes in the remaining sign to the west.
- A Business License application must be submitted with inspections by the Fire Department and Building Inspector prior to the opening of business.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

YEAS: Yockey, Sommers, Curry, Beam, lamurri

NAYS: None

ABSENT: Bird, Lynch

Old Business:

A. Review-Proposed Text Amendments

The following text amendments and new ordinances were reviewed by the Planning Commission for any changes or comments before going to Public Hearing within the next couple months.

- *Requirement to place barricades when there is any removal of sidewalk/driveway.*
- *Mobile Food vehicles.*
- *Performance standards under Home Occupations to effectively control odors from home occupation processes.*
- *No minimum acreage requirement for condominium developments.*

There was only one minimal request for an addition to the text in the “Mobile Food Vehicles” ordinance; Section 2-5-4 (L)-to require **written** permission for the event sponsor if the mobile food vehicle is to be parked within 500’ feet of a fair, festival etc. The Planning Commission was in agreement with these text amendments/ordinances and will proceed with Public Hearings at a later date.

Adjournment:

Motion by Mr. Yockey, supported by Ms. Beam to adjourn the meeting at 7:32 p.m.

Motion carried.