

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, OCTOBER 21, 2020, 7 O’CLOCK P.M.**

Members Present

R. Iamurri
K. Beam
D. Sommers
D. Bird
J. Curry
S. Yockey

Members Absent

P. Lynch

Others Present

D. Sika, Dir. Of Community Dev
C. Watt, Pl Asst/Code Enforcement
L. McCoy, First Area CU
M. Rybicki, MLR Engineering
One interested party

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

Approval of Minutes:

Motion by Mr. Yockey, supported by Ms. Beam, to approve the minutes of September 16, 2020 as presented.

VOTE

6 YEAS

0 NAYS

1 ABSENT

MOTION CARRIED

Hearings:

- A. First Area Credit union is seeking a rezoning of parcel #28-12-3-25-2065-001 from its current zoning R-2, Two-Family District to B-1, Office and Neighborhood Business District.**

Mr. Iamurri opened the public hearing at 7:02 p.m.

Ms. Lynn McCoy was present representing First Area Credit Union. Mr. Michael Rybicki, project engineer, was present via Zoom. Ms. McCoy explained that the credit union was in need of overflow parking due to

the number of customers on certain days, employee parking and board meetings. The business is growing and have even discussed a possible building expansion in the next couple of years. This will be a private parking area with no access from Campbell Lane. It can only be accessed through the original entrance to the credit union. Mr. Sika noted that the rezoning was consistent with the Future Land Use. Mr. Nathan Shaffer of 295 Campbell Lane addressed the Planning Commission. His home is located directly to the north of the parcel in question. He stated he was in opposition of the rezoning. He stated that currently the ATM is used all through the night 24/7. It is noisy enough. He said he has never noticed the current parking lot full. He noted that he was frustrated over not receiving the bid to purchase this parcel from the Township. There was a discussion concerning the fence on this parcel which runs east to west along the property line between the parcel and the Shaffer property. Mr. Shaffer mentioned that the “bad” side was facing his home. Mr. Sika did note that according to ordinance, the finished side should be facing towards his property. Ms. McCoy agreed that the fence would be moved so that the “good” or finished side would be facing Mr. Shaffer’s property. Mr. Yockey questioned Mr. Shaffer as to what he was mainly concerned with, didn’t feel it was simply a parking lot. Mr. Shaffer stated that he was concerned with the 24 hour ATM and he had heard another one would be going in. Ms. McCoy explained that at this time there was no plan for another ATM. This area will be for overflow parking only-no public parking. Also, there will not be cars there at night as there is no night work that is done. Ms. McCoy did point out the current ATM which is at the back area of the building. Mr. Shaffer questioned if the whole lot was needed for the parking area or could they meet in the middle and some land be sold to him. Mr. Rybicki answered via Zoom that the plan does maximize the parcel area. This is necessary due to the detention area and current stormwater management of the property. Mr. Iamurri closed the public hearing at 7:18 p.m. Discussion took place among the Planning Commission. A motion was made by Mr. Sommers, supported by Mr. Yockey to recommend the rezoning of parcel #28-12-3-25-2065-001 to the Thomas Township Board for approval.

VOTE YEAS: Curry, Yockey, Sommers, Bird, Iamurri, Beam

NAYS: None

ABSENT: Lynch

MOTION CARRIED

Presentations:

A. First Area Credit Union located at 193 Campbell Lane is presenting a site plan for parking lot expansion on the parcel it owns to the north; #28-12-3-25-2065-001.

Site Plan was presented and discussed. Mr. Sika did note that the lighting shown on the plan had three lights shown at 15’. This needs to be corrected as the height cannot exceed 12’ and the light must be directed downward as to not affect the neighboring property. Landscaping must meet the ordinance requirements. (Landscape Plan does show 41 evergreen trees and 162 arborvitae shrubs). The parking lot must be paved with asphalt and it must be noted on the plan. Stormwater review has been completed.

Ms. McCoy did note that she has been working with Leddy Electric on the parking lot lighting and the main concern was to ensure the lights do not affect the neighbors property. The lights have been placed as such so that they reflect on the First Area building and not the neighbors home. It was reiterated that the fence must be moved and have the finished side facing out. Mr. Bird asked that the credit union work with the neighbor with the landscaping and lighting to make sure they are being considerate. Mr. Shaffer asked again, that if there would be anyway to utilize less of the parcel and possibly allow him to buy a portion of it he'd be happy to do so. A motion was made by Mr. Sommers, supported by Mr. Bird to approve the site plan presented for parking lot expansion on parcel #28-12-3-25-2065-001 with the following contingencies:

- Parking area must be paved with asphalt and this must be shown on the site plan.
- The light pole height cannot exceed 12'. This needs to be corrected on the photometric plan (three Are shown with a height of 15').
- Lighting must be directed downward.
- Thomas Township Board of Trustees must approve the rezoning of the parcel from the current R-2 zoning to the requested B-1 zoning.

VOTE YEAS: BEAM, CURRY, YOCKEY, SOMMERS, BIRD, IAMURRI

NAYS: NONE

ABSENT: LYNCH

New Business:

A. Review of changes to the Future Land Use map.

Two areas of concern were discussed; Lauckner Subdivision (located off of Dice Road) and Goold Subdivision (located off of Frost Road). These subdivisions are showing as Agricultural on the current Future Land Use map. Discussion took place regarding changing the Future Land Use map to reflect these two areas as residential and to update the Future Land Use map to reflect this. Since the Master Plan is currently being updated, these changes will be made as discussed and the new map sent to Spicer for inclusion in the update.

Receive and File Correspondence:

- A. Postcard for virtual presentation from Rowe Professional Services.**
- B. Letter received from resident, Julie L. Cook.**

Adjournment:

Motion by Mr. Yockey, supported by Mr. Bird, to adjourn the meeting at 7:55 p.m.

VOTE

6 YEAS

0 NAYS

1 ABSENT

MOTION CARRIED