

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
NOVEMBER 20, 2019**

Members Present

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

Members Absent

Others Present

D. Sika, Dir. Of Community Dev
C. Watt, Plann'g Asst/Code Enf.
J. Corriveau, Parks Director
D. Gitchell, D&M Site
Interested Parties

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 October 16, 2019 as presented.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File Correspondence.

Acknowledgement of a letter of resignation received from Ruth McDonald who served on the Thomas Township Planning Commission for thirty-one years.

Receive and file correspondence from Hector Geddes , 10125 Geddes.

New Member Welcome:

Kimberlee Beam was introduced as the new Planning Commission member filling the remaining term of Mrs. Ruth McDonald.

Hearings:

A. Site Plan Review request for Mr. Tanny Nguyen, Tracy Nail Salon to be located at 8466 Gratiot Road, parcel # 28-12-3-26-2001-017.

Mr. Damian Gitchell of D&M Site was present to address the Planning Commission on behalf of Mr. Nguyen regarding developing the property at 8466 Gratiot into a nail salon in half of the existing building. A future proposal may be brought before the Planning Commission if/when Mr. Nguyen would decide to utilize the other half for a restaurant. Mr. Gitchell explained that the property was in use by Bob Evans until recently and does already have existing lighting, paved parking lot and a storm water plan. Along with this there is existing landscaping around the building and parcel which will be maintained and up-graded as necessary. There is to be a new entrance at the southeast side of the building and the detail on this entrance was the only contingency that was not fulfilled on the updated site plan. Mr. Gitchell will get this information to the Community Development Department. Mr. Sika added that it will be made a contingency for approval.

A motion by Mr. Yockey, supported by Mrs. Curry to approve the site plan for the new Tracy Nail Salon to be located at 8466 Gratiot Road with the following contingencies:

- Detailed information will be provided for the new entrance at the southeast side of the building.
- All requirements of the DPW as outlined in their comments will be met.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

A. 2020-2025 Thomas Township Recreation Plan

Mr. John Corriveau, Parks Director explained that the Recreation Plan is required every five years by the Michigan Department of Natural Resources in order to be eligible for any grants offered. The plan is brought before the Planning Commission for review and approval. The plan is a “wish list” of sorts showing what the Township would like to see in the way of park improvements and additions. The plans highlights including “Recreational Inventory”, “Park Descriptions”, “Basis for Action”, and future plans for the parks

were discussed.

A motion was made by Mr. Sommers, supported by Mr. Lynch to approve the 2020-2025 Thomas Township Recreation Plan Resolution 19-21.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

B. Master Plan Update

Mr. Sika advised the Planning Commission that as required by law, it is again time to review and update the Thomas Township Master Plan. He explained that the copy of the Master Plan that was in this month’s packet was for them to begin reviewing and marking any corrections or items they feel might need to be changed or updated. Rob Eggers of Spicer Group will again be assisting the Planning Commission and walking them through this process probably starting in January 2020.

C. Discussion on Roundabouts

Mr. Sika stated that he provided the Planning Commission with the information and aerial view photos to bring awareness to the members of the upcoming construction of a roundabout by the Saginaw County Road Commission at the intersection of Freeland and North River Roads. It is felt that this may also be a possibility at the intersection of Tittabawassee and North River Roads in the Township to alleviate the backed up traffic that develops. The informational article will help to give them some additional information into roundabouts and why they are utilized.

D. Discussion Only-Possible Text Amendment for Private Roads.

Mr. Sika explained that he wanted the Planning Commission to be aware of a discrepancy between two sections of the ordinance as they relate to private road standards. He would like to complete a text amendment to bring consistency to the sections. He will begin the process of reviewing and marking out the necessary changes and bring it to the Planning Commission for future discussion and review.

Adjournment:

Motion by Mr. Yockey, supported by Mr. Sommers, to adjourn the meeting at 8:00 p.m.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED