

## MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION  
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING  
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN  
NOVEMBER 28, 2018**

### Members Present

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

### Members Absent

### Others Present

D. Sika, Dir. Of Community Dev  
C. Watt, Plann'g Asst/Code Enf.  
R. Taylor, Township Manager  
R. Weise, Twp. Supervisor  
K. Kosik, TSSF Architects  
R. Keith, Wolgast Design  
V. Schmitzer, FCU  
J. Schmitzer  
C. Van Strydonk, SCE

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

Mr. Iamurri noted the exceptional job that was done by the Township, and the DPW workers with the lighting displays around the Township Offices.

### **Approval of Minutes:**

Motion by Mr. Sommers, supported by Mrs. McDonald, to approve the minutes of October 17, 2018 with a correction to the motion under approval of Minutes from Mrs. Sommers to Mr.

### **Presentations:**

**A. Site Plan Review for Saginaw Control & Engineering to construct a new facility at the Great Lakes Tech Park, Parcel #28-12-3-29-1001-002, 11122 Sunshine Drive.**

Mr. Rick Keith of Wolgast Design group presented the Site Plan from Saginaw Control & Engineering.

He explained the site is just over forty (40) acres. The plan is for office space of 22,600 sq. ft with a warehouse building of 120,000 sq. ft. Three (3) additions back to the North are also planned, each 120,000 sq. ft. The Graham Road driveway will handle the trucks from the shipping area and Sunshine Drive will be for the receiving area. A retention pond, landscaping and thirty-six inch (36") berms are also planned. Mr. Keith noted that several meetings have already taken place with the Planning Department, Building Officials, Fire Department and DPW. They have also met with Saginaw County for approval of the driveways. He asked for any questions from the commission.

Mr. Iamurri asked when the project would be started if approved. Mr. Keith stated as soon as possible, most likely March into April.

Mr. Iamurri questioned the note by the Fire Department regarding hydrants for future phases. Mr. Keith stated that the project was designed so that all this would be done at one time. They do have a written agreement with the Fire Department regarding the hydrant and connections. It is all part of the Master Plan and will be taken care of.

Mr. Sommers questioned how long it will take to complete the project. Mr. Keith stated about ten (10) months.

Mr. Bird asked Mr. Van Strydonk of SCE, who was present in the audience, if there was additional jobs as a result of this expansion. Mr. Van Strydonk replied thirty to thirty-five (30-35).

Mr. Iamurri asked for any additional comments. Mr. Russ Taylor, Thomas Township Manager stated that on behalf of the Board and staff of the Township, we are excited to see this happen. This is a quality company who will do good here. Mr. Robert Weise, Township Supervisor, added that it was exciting to have SCE come here and extend into Thomas Township.

Motion by Mr. Sommers, supported by Mr. Yockey to approve the site plan for Saginaw Control & Engineering to construct a new facility at the Great Lakes Tech Park with the following contingencies:

- Comments from DPW Director, Rick Hopper
- Storm Water Review has been completed for the site.
- If necessary, a Soil Erosion Permit must be obtained from the Saginaw County Department of Public Works.
- A driveway permit must be obtained from the Saginaw County Road Commission.
- Sidewalks need to be shown on the site plan and are to be installed along North Graham Road along the length of the property line.
- The number of signs must be submitted and comply with the number of signs allowed.
- With future expansion, the number of handicap spaces need to be increased to comply with the one per 25 space rule.
- Light height may not exceed twenty feet (20') in this zoning district.

**VOTE**

**7 YEAS**

**0 NAYS**

**0 ABSENT**

**MOTION CARRIED**

**B. Site Plan Revision for Frankenmuth Credit Union to construct a new building on Gratiot Road  
Parcels #28-12-3-25-4040-000, 28-12-3-25-3029-001, and 28-12-3-25-3001-000.**

Mr. Keith Kosik of TSSF Architects was present on behalf of Frankenmuth Credit Union. He explained that one of the contingencies with prior Site Plan approval had been an issue with the number of driveways and MDOT approval. He noted that the approval has been received from MDOT but they will only allow for one driveway therefore, the site plan was revised. Part of the revision includes the demolition of the Quick Lube building which will no longer be operating on the site because of the reduction of driveways. Mr. Kosik introduced Vickie Schmitzer, CEO of Frankenmuth Credit Union who was present to answer any questions.

Mr. Iamurri questioned the ITM/ATM area that was of concern. Mr. Taylor stated that considering all they had to do to make this work, working around the Quick Lube and the decision by MDOT regarding driveways, after Mr. Kosik's explanation this should be adequate.

Mr. Sommers questioned the safety of a night drop off in the rear of the building. Mr. Kosik assured him that this was actually located in the safest area of the credit union and the back area would be well lit.

Ms. Schmitzer noted they have a few challenges on this parcel, the number of driveways, connecting to the existing Duclos Building and others. But they made the site work.

Mr. Iamurri questioned if the Duclos Agency had concerns about sharing parking etc. Ms. Schmitzer did state that FCU has acquired the insurance agency business.

After discussion on when the project may be completed, a decision was rendered.

Motion by Mrs. McDonald, supported by Mr. Yockey to approve the revised Site Plan for Frankenmuth Credit Union with the following contingencies:

- Wall pack light information needs to be provided and indicated that they are to be screened. Twenty foot (20') maximum light height with indication of screening must be provided.
- Storm Water Review must be completed.
- A Soil Erosion Permit, if necessary, must be obtained from the Saginaw County Department of Public Works.
- A driveway permit from MDOT or the Saginaw County Road Commission is required prior to constructing any driveway.

- All parcels must be combined into one.
- Attached comments from DPW Director, Rick Hopper.

**VOTE            7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED**

**New Business:**

**A. 2019 Planning Commission Meeting Schedule**

The “draft” 2019 meeting calendar was presented to the members. It was noted by Mr. Lynch that he will be out of town for the February 20<sup>th</sup> meeting. Mr. Yockey noted he will be out of town for the April 17<sup>th</sup> meeting.

Motion by Mr. Sommers, supported by Mrs. McDonald to approve the 2019 Planning Commission Meeting Schedule as presented.

**VOTE            7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED**

**Receive and File All Correspondence:**

- A.** A copy of the November 2018 Planning & Zoning News publication.

**Adjournment:**

Motion by Mrs. McDonald, supported by Mr. Yockey, to adjourn the meeting at 7:45 p.m.

**VOTE            7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED**

