

## MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION  
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING  
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN  
DECEMBER 19, 2018**

### Members Present

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

### Members Absent

Jennifer Curry

### Others Present

D. Sika, Dir. Of Community Dev  
C. Watt, Plann'g Asst/Code Enf.  
M. Levitt, Meijer  
S. Douglas, Paradigm  
Several Interested Parties

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

### **Approval of Minutes:**

Motion by Mr. Yockey, supported by Mrs. McDonald, to approve the minutes of November 28, 2018 as presented.

### **Presentations:**

#### **A. Site Plan Review for Meijer Inc. for remodel of their store located at 8400 Gratiot Road.**

Matt Levitt, Meijer Inc. and Steven Douglas of Paradigm presented the Meijer site plan depicting the upcoming remodeling plans for Meijer Store #42 at 8400 Gratiot Road. Mr. Levitt explained that the plans include relocating the pharmacy to the east side of the store with two drive-thru lanes to enhance safety and keep the traffic away from pedestrians at the front of the store. The garden shop will be pushed back further to the north. The building will have the new Meijer standard updated façade added with changes to the concourse and administrative offices which are being relocated to the back of the store. Mr. Douglas noted that with the changes, there would be a net gain of 1,810 square feet overall. Mr. Iamurri asked about any plans Meijer might have to enclose the electrical equipment

located behind the building to the north. Mr. Sika added that this area currently has a chain link fence around it. It is viewed from the condominiums that are located directly behind it. Mr. Sika stated that the desire would be for Meijer to place a 6' high vinyl fencing around it to cover the area and block the view of it from the condominiums. Mr. Douglas stated that they would have to take a look at the area since there are currently trees located along the road. Mr. Levitt said he does not see an issue with a new vinyl fence, 6' in height being placed there to block the view from the residents living behind the store. Mr. Lamurri questioned any plan to redesign the parking lot. He stated that at this time there is great safety concern since the flow of traffic in the parking lot can pretty much go any direction including diagonally since there is nothing present such as islands to break up the traffic flow. Mr. Levitt stated that Meijer had received a desired change to the parking lot design submitted by the Community Development Director (changes were based on a meeting with the Parking Lot Committee). He stated that Meijer had sent back a plan that they felt would reduce parking since this particular store is over the required number of parking spaces based on useable floor area. Their plan included creating several green areas, two on the east and two on the west to reduce the number of parking spaces which are basically unnecessary and reduce the amount of asphalt giving it a more updated feel. Mr. Lamurri questioned Mr. Sika regarding the reduction of spaces and if this would fall into the parameters of the ordinance requirement. Mr. Sika stated he will work with Mr. Douglas to determine the useable floor space of the building and arrive at the specific required number. He did feel however, that the number 712 that Meijer arrived at on the revised plan would most likely be accurate. Mr. Levitt also noted that in the design submitted by Mr. Sika it showed several small islands. He stated that Meijer had designed lots grouping three of these islands to form one larger island at the end of a parking area where traffic is turning into the lot. These will help to slow traffic down because it is requiring them to make a turn. After discussion, it was decided that Meijer, working with Mr. Sika, will redesign the parking lot area to include the green spaces, based on how many parking spaces can be reduced and turning radius requirements for the loading/unloading dock area, and two larger islands will be create on the south side of the parking lot where two small islands are now located.

Motion by Mr. Sommers, supported by Mrs. McDonald to approve the site plan presented by Meijer Inc. with the following contingencies:

- Mr. Steven Douglas of Paradigm will work with Mr. Dan Sika to determine useable floor area and arrive at the number of parking spaces that would be required for the store to ensure the size of the "green" areas to be added at the site. Changes will also include three longer islands to be located at the southern part of the parking lot near specific access roads to the parking lot to slow down traffic flow.
- Along with the changes listed earlier including the fence and new island sizes on the south end of The parking lot.
- Net 1,810 square feet addition requires additional sewer capacity. Rev apportionment is 0.5 Rev/1,000 square feet. \$1,583.75 due for additional capacity. Contact DPW for invoicing and payment (989) 781-6438. Okay on water supply.
- A legal description of the property is not listed on the plans.
- Electrical, sewage and gas lines are not shown on the plan.
- Lot widths, all boundary dimensions are not shown.

- Lot size; indicate the total area of the parcel(s) under consideration.
- If any lighting is to be changed or altered, an illumination plan is needed.
- Any signage to be installed must first be approved by submitting a sign permit application showing locations and dimensions of all signs prior to the installation.

**VOTE            6 YEAS            0 NAYS            1 ABSENT            MOTION CARRIED**

**Communications:**

Lynn McCoy, President of the Thomas Township Business Association addressed the Planning Commission and those present to express her disappointment with Meijer Inc. and their denial of support for the TTBA Children’s Christmas event. She also expressed her concern that the Saginaw Pay- It-Forward program had also been denied by Meijer. She felt that they no longer are supporting the community. A representative of Meijer who was present asked Mrs. McCoy to remain after the meeting to discuss and resolve her concerns.

**New Business:**

**A. Prohibition of Marihuana Establishments Ordinance.**

The new general ordinance relating to the “Prohibition of Marihuana Establishments” in Thomas Township that the Township Board passed at their December 3, 2018 meeting was presented to The Planning Commission as information only.

**Adjournment:**

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

**VOTE            6 YEAS            0 NAYS            1 ABSENT            MOTION CARRIED**