

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, MARCH 18, 2020, 7 O’CLOCK P.M.**

Members Present

R. Iamurri
P. Lynch
D. Sommers
D. Bird
J. Curry

Members Absent

S. Yockey
K. Beam

Others Present

D. Sika, Dir. Of Community Dev
R. Weise, Twp. Supervisor
T. Gregory, Wm. Kibbe Assocs.
D. McNally, DVM
Other interested parties

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

Approval of Minutes:

Motion by Mr. Sommers, supported by Mr. Bird, to approve the minutes of February 19, 2020 as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Presentations :

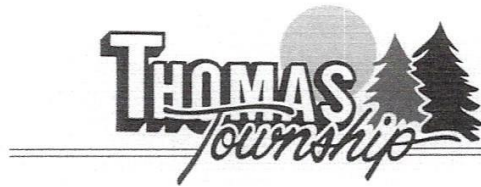
A. Site Plan Review for Gratiot Animal Hospital, parcel #28-12-3-26-3002-000

Mr. Terry Gregory of William A. Kibbe & Associates, representing Dr. Dwight McNally, addressed The Planning Commission regarding a site plan to construct a new animal Hospital on the parcel

West of the former "Shooters". Mr. Gregory explained that the site for the proposed new animal hospital would be on a portion of the parcel which in the future several businesses could be located. He discussed review comments received from the Community Development Department. It was noted that these corrections have been addressed and have been changed on the new site plan sent over to the Township. Landscaping, parking and signage were also discussed. It was noted that a dumpster is not shown on the plan because the hospital would not be utilizing one. A space however, is left in the area where in the future another business that may require one would have the room for one. In the area to the west the Township had requested trees. Because of the drop off, permission has been received to install a larger variety of shrubs instead. Mr. Iamurri questioned the need to maintain the rear of the parcel & also, if the current plan included a berm and plan for drainage clear at the rear of the property. Mr. Sika stated that it would be left as it is with the natural vegetation unless it would be developed in the future and at that time berming and drainage would be addressed. He also informed the Planning Commission that as per the Ordinance, the property only needs to be maintained 165' back from Gratiot Road so the area to the rear would not be required to be mowed. Mr. Bird questioned if this construction would create more water to the neighbors to the south. It was stated that it would not. A second question by Mr. Bird was what the intention for the old building was. Dr. McNally stated to "sell it". There was a discussion about "Storm Water Review" and how it addresses the drainage on the parcel before construction can be done. Dr. McNally stated that construction would be as soon as possible but also determined by the current situation with the economy.

A motion by Mr. Bird, supported by Mr. Lynch to approve the site plan to construct a new "Gratiot Animal Hospital" on parcel #28-12-3-26-3002-000 with the following contingencies:

- Attached comments from the DPW need to be addressed.
- Fire Department-Oxygen storage room shall consist of a minimum fire resistance rating of one Hour. Room shall also have two non-closable louvered vents. Room shall be provided with not less than one automatic sprinkler. *IFC 5306.2.1*



SITE PLAN REVIEW

March 13, 2020

WATER

Site requests an 1-1/2 inch domestic water service connection. The water connection will be installed by the Township's contractor to the property Right of Way. It is the development's responsibility to further connect the water service connection from the ROW to the building. Type K copper shall be used between the ROW and the water meter location within the building.

A water shut off valve shall be installed on either side of the water meter located within the building.

The water service line shall have a Reduced Pressure Zoned backflow device (RPZ) installed after the water meter but before any other water use point in the building. The device is required to be tested and the testing report filed with the Township DPW within 5 business days of occupancy of the building. The device shall be required to be tested on a routine basis as requested in writing by the Township.

Contact Rick Hopper, Director of Public Works with questions at dpwdirector@thomastwp.org or at (989) 781-6438.

Estimated water connection cost is \$ 4,245.00

It is recommended to install a separate water meter for all outside or irrigation uses that will not discharge to the sanitary sewer system. There are additional costs to install a second meter. Costs are predicated upon the size of the second meter. Contact Rick Hopper for the additional pricing information.

SEWER

The site has sanitary sewer available. It is preferred that the building's sanitary sewer discharge line be discharged directly to a Township owned manhole structure, (MH). The proposed location of the sanitary sewer discharge pipe is acceptable. However, if installed as shown, the building shall have a MH installed prior to the ROW and before the Township's sewer connection point at the Township's sewer main. The MH structure shall be at least 36 inches in diameter with an iron circular casting and manhole cover. It is recommended that the developer investigate other connection points that will discharge directly to a Township owned MH structure. Adequate and accessible sewer cleanouts shall be installed to allow for maintenance and inspection on the entire sewer pipe from the building to the sewer main.

The Township's contractor shall make the connection to the Township's sewer main or Township owned MH structure.

The business shall be required to ensure all sanitary sewer discharges are within the local pollutant limits (local limits) as established. A copy of the local limits is provided with this outline. Medical or solid animal wastes are specifically prohibited from being discharged. Sanitary sewer discharges are subject to inspection at any time by the Township or its agent, and may be permitted and controlled by the local Publicly Owned Treatment Works, (POTW), in conjunction with all state and federal rules and regulations.

Commercial Sanitary Sewer connection costs are predicated and apportioned based on the nature of the business's discharge converted to a "Residential Equivalence Unit", or REU. Based on the classification as a "Clinic", REU apportionment the development is 0.5 REU/medical professional. Using 6 medical staff, the REU apportionment will be 3 REU.

Estimated sewer connection cost will be \$ 5,400.00

ORDINANCE NO. 13-G-08
TOWNSHIP OF THOMAS
SAGINAW COUNTY, MICHIGAN

AN ORDINANCE TO AMEND TITLE 8-4-2 (B-5), "LIMITATIONS ON WASTEWATER STRENGTH" OF ORDINANCE NO. 97-G-22 "CODE OF THOMAS TOWNSHIP".

The Township of Thomas, Saginaw County, Michigan ordains:

Section 1. That Title 8 (B-5) "Limitations on Wastewater Strength" of Ordinance No. 13-G-08, "Code of Thomas Township" is hereby amended by adding the following:

Section 8-4-2 (B-5): Supplementary Limitations:

Supplementary Limitations: No discharger shall discharge wastewater containing concentrations of the following enumerated materials, exceeding the following values:

TABLE INSET:

Material	Concentration (mg/l)
Arsenic	0.350 mg/l
Cadmium	0.030 mg/l
Chromium	2.390 mg/l
Copper	0.265 mg/l
Cyanide	0.760 mg/l
Lead	0.820 mg/l
Mercury	<i>Non-Detectable (USEPA Method 245.1-detection limit shall not exceed 0.2 ug/l)</i>
Nickel	0.743 mg/l
Silver	0.280 mg/l
Zinc	1.240 mg/l
CBOD-5	200 mg/l
Total Suspended Solids	200 mg/l
Phosphorus	10.0 mg/l
Ammonia Nitrogen	20.0 mg/l
Total Dissolved Solids	Report Only
Polychlorinated Biphenyl (PCB)	<i>Non-Detectable (USEPA Method 608-detection limit shall not exceed 0.1 ug/l)</i>

VOTE

5 YEAS

0 NAYS

2 ABSENT

MOTION CARRIED

Hearings:

A. Text Amendment to Section 2.2, "Definitions" of the Thomas Township Zoning Ordinance for the term "Essential Services".

The public hearing was opened by Mr. Iamurri at 7:26 p.m. There was no public comment on the proposed amendment. Mr. Sika offered an explanation of what the Department of Public Works needs to do regarding relocating pump stations and that the "lift station" does not require much area on a parcel.

A motion was made by Mr. Bird, supported by Mr. Sommers to recommend approval of the text amendment for the definition of “Essential Services”.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Old Business:

A. Ordinance Review Update.

- Parking Lot Lighting.
- Pillar Standards.
- Private Roads.
- Parking Lot Landscaping.
- Overgrown Landscaping.
- Sign Illumination Standards.
- Changes to A-1 & A-2 Zoning Districts; uses by “Special Permit”.
- Home Occupations.
- Sidewalk Construction Standards
- B-3; Remove Gross Floor Limitation for offices.

Several Ordinances were discussed along with the changes that are being considered. The Planning Commission did make note of these specific items regarding the above Ordinances:

- Pillar Standards-corrections need made to section 16.4 g (11) (c) iii as The section refers to pillars not fence.
- Overgrown Landscaping-bring this proposed ordinance with changes that refer to public health & safety such as blocked windows & doors for further discussion/review.
- Sign Illumination-note the source for the basis of the recommended footcandles over ambient lighting recommended.
- Home Occupations-Mr. Lynch did note again he was not in favor of any such Business License requirement for Home Occupations and would like to see this “go away”. After discussion, the Planning Commission would like to see more information that would tighten up the regulations of the “Home Occupation” Ordinance without requiring a business license. This will be

researched and brought back to the Planning Commission for discussion.

Adjournment:

Motion by Mr. Sommers, supported by Mr. Bird, to adjourn the meeting at 7:50 p.m.

VOTE

5 YEAS

0 NAYS

2 ABSENT

MOTION CARRIED