

**MINUTES**

**DRAFT**

**THOMAS TOWNSHIP PLANNING COMMISSION  
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING  
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN  
APRIL 17, 2019**

**Members Present**

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

**Members Absent**

R. Iamurri

**Others Present**

D. Sika, Dir. Of Community Dev  
C. Watt, Plann'g Asst/Code Enf.

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

**Approval of Minutes:**

Motion by Mr. Sommers, supported by Mr. Yockey, to approve the minutes of March 20, 2019 as presented.

**VOTE**

**6 YEAS**

**0 NAYS**

**1 ABSENT**

**MOTION CARRIED**

**Hearings:**

- A. Request by Jonathan Ollech of Home Straight Remodeling, LLC for rezoning of parcel #28-12-3-25-2042-600 also known as 105 McCarthy Lane.**

Public Hearing was opened at 7:02 by Mr. Lynch.

Mr. Sika explained that Mr. Ollech had purchased the property for cash approximately a year ago. He was not aware of the zoning as he paid cash for the property and did not try to obtain a mortgage. Since purchasing he has repaired the house and attempted to sell the property. When the interested party attempted to get a mortgage to buy the property this is when Mr. Ollech was made aware that the property is zoned B-3. Since B-3 zoning does not allow single-family dwellings, the house would not be able to be rebuilt should there be a fire or such. Most financial institutions would not provide financing because of this. The solution would be to change the zoning to B-1 which is consistent with the Master Plan, it allows for single-family dwellings and the home could be rebuilt if it was ever damaged. This option makes sense. This is an existing home which has been there for a long time.

Mr. Jonathan Ollech of 4685 N. Thomas Road, owner of the property in question addressed the Planning Commission. He stated that he buys homes and “flips” them to resell. He has done this with at least five (5) homes in Thomas Township and this is the first time zoning has been an issue. The property in question was under contract to be purchased but once it was determined that it was zoned B-3, they could not get the money for it. The only thing he is looking to do is have the zoning changed so he sell the property.

Mr. Bird asked if there was any reason not to rezone the property. Mr. Sika said the Master Plan is the key. The Master Plan shows the property as commercial if it is changed from B-3 to B-1 it is still commercial. He stated that he can find no negative effects by changing the zoning. There would be nothing negative for the neighboring properties as a result of the change.

Mr. Lynch asked for any public comment. Mr. Robert Dennison of 350 McCarthy stated he was there in support of the rezoning.

Mr. Lynch closed the public hearing at 7:06 p.m. There were no further questions or comments from the Planning Commission.

A motion was made by Mrs. McDonald, supported by Mr. Yockey to recommend approval of the rezoning of 105 McCarthy Lane from its current zoning of B-3 to B-1 to the Thomas Township Board of Trustees.

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

**New Business:**

**A. 2019 Business/Organization of the Year Awards.**

The Planning Commission were provided with the 2019 Small & Large Business listings as well as a listing of churches and organizations. They were also provided with the voting criteria, voting sheets and list of previous winners. Mr. Sika did note that the Planning Commission had made a request last year that the Community Development Department be provided with one vote overall for each category, small and large business. He requested that the completed voting slips be returned to Mrs. Watt by the end of May so that the winners can be announced to the Planning Commission at the June 19<sup>th</sup> meeting.

**Adjournment:**

Motion by Mrs. McDonald, supported by Mr. Sommers, to adjourn the meeting at 7:15 p.m.

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