

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, APRIL 21, 2021, 7 O’CLOCK P.M.**

Electronic remote access via teleconference per PA 267 of 1976/PA 228 of 2020 and Local Emergency Declaration dated April 8, 2021 made available

- Members Physically Present: P. Lynch, D. Sommers, D. Bird, S. Yockey and J. Curry
- Members Present via “Zoom”: R. Iamurri (Arizona), and K. Beam (Saginaw)(late)
- Members Absent: None
- Others Physically Present: D. Sika, Community Development Director
C. Watt, Planning Assistant/Code Enforcement Officer and several interested parties.
- Others Present via “Zoom”: Three interested parties

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

Approval of Agenda:

Motion by Mr. Bird, supported by Mr. Sommers, to approve the agenda as presented.

VOTE	6 YEAS	0 NAYS	1 ABSENT	MOTION CARRIED
	YEAS: Sommers, Bird, Iamurri, Lynch, Curry, Yockey			
	NAYS: None			
	ABSENT: Beam			

Approval of Minutes:

Motion by Mr. Yockey, supported by Mr. Bird to approve the minutes of the March 17, 2021 meeting.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Hearings:

A. Special Use Permit Requested by Mr. Brad Walch for removal of sand/soil to construct a pond on parcel 28-12-3-23-2003-000; Geddes Road. Ordinance Section 18.25; Sand, Gravel or Clay Pit Quarries.

Public Hearing was opened by Mr. Lynch at 7:05 p.m. Mr. Lynch introduced into the minutes comments by Mr. Jeff Vennix who owns 1900 and 1920 Kennely Road. He has concerns with the drainage from this parcel once a pond is constructed (see Addendum 1). Mr. Brad Walch explained his request to remove sand/soil off of the parcel located on Geddes Road, 28-12-3-23-2003-000 to construct a 4.97-acre pond. Mr. Walch has not purchased the property. The purchase is contingent upon being able to construct this pond and eventually he will be constructing a home for his family on the property and possibly splitting off a couple of parcels fronting Geddes Road in the future. Mr. Walch will be removing about 64,533 yards of sand and explained the biggest concern he has is the issue of time to complete. He stated that the sixty-day time limit mentioned in the pond ordinance was unrealistic for this project due to weather delays and not being able to work on the weekends. That alone reduces the days to about 42 days of actual work allowed in the 60-day period. It is his desire to complete the pond in a timely manner with the least amount of disturbance to the neighborhood. Less days means more trucks daily. He would like the Planning Commission to consider a length of 180 days for completion of the project which he feels is more realistic. He did note that in Ordinance 18.25 it does not specify a limit of 60 days. It is however noted in the section of the ordinance which specifically refers to building a pond without removal of sand.

(Kimberlee Beam joined the meeting 7:20 p.m.)

Mr. Lynch asked for any public comment at this time:

- Mr. and Mrs. Rousseau of 8980 Geddes Road, Saginaw, Michigan spoke of their concerns with the traffic increase (of large trucks) due to the project. They also have drainage issues as they sit lower than this property. They felt 6 months was far too long for the permit. The Rousseaus were unsure of the intent of the owner...is this a business or a personal residence. How many homes will be on the parcel? (The Rousseaus were referred to the site plan of the project). They were also concerned with the dust control and issues if he sells the frontage of the property in the future. (The Rousseaus were informed of the requirement to have a water or brine truck to keep the dust down and that Mr. Walch would be responsible for using this and keeping roadways free of mud/debris.)

- Janis and Ryan Neiderquill of 8835 Geddes Road, Saginaw, Michigan They were both concerned about keeping the roads clean as they both ride motorcycles and can see a hazard if the roads are covered with mud, dirt and debris. (They were informed that part of the requirements of the permit is keeping the roadways clear of mud, debris etc. and it was made clear that if the requirements of the ordinance are not followed, the permit can be immediately revoked and the operation shutdown)). They were concerned with the timeframe of the project and that it felt more like a business opportunity for Mr. Walch. They questioned if the project would be inspected (Mr. Sika answered that it absolutely would be). Another concern was having a driveway directly across from theirs. (It was noted that this could change a few feet wither direction-this is a temporary road and not the permanent driveway for the future house).
- Mr. John Strecker of 1960 Kennely Road, Saginaw, Michigan expressed his concern with the noise from the project. (It was explained that the applicant listed 4:30 p.m. as a stop time and would be held to that-it would be enforced or he could have his permit revoked. It was also noted that by Ordinance (Section 18.25), a stopping time for removal of sand, soil or quarry work is no later than 6 p.m. Further, the Township does have a noise ordinance as well). Mr. also had concerns with drainage.

(Kimberlee Beam left the meeting)

Mr. Lynch closed the public hearing at 8:20 p.m. and there was discussion among the Planning Commission members concerning the advantages/disadvantages of extending the timeframe for the permit.

A motion was made by Mr. Sommers, with support from Mr. Yockey to approve the request for a Special Use Permit to remove sand and soil from parcel 28-12-3-23-2003-000 for a period of 120 days given the large size of the pond being constructed and the amount of sand being removed in order to lessen the number of trucks on a daily basis. The project is to begin May 24, 2021 with a finish date 120 days later or September 20, 2021 with the following contingencies:

- Signed/recorded sidewalk agreement.
- The Road Commission issuing a driveway permit.
- The Saginaw County Drain Commissioner issuing a Soil and Erosion Permit.
- If the driveway becomes dusty, water or brine must be used. (applicant also listed that a stone driveway will be used to keep dust down)
- The soil removal from the property will start on May 24, 2021 and will end on September 20, 2021 which is equal to 120 days.

- The amount of soil to be removed shall not exceed 64,533 yards.
- The time of day shall be between 7:00 am and 4:30 pm (per applicant), no weekends or holidays. The days of the week shall be Monday thru Friday.
- The slope will not exceed 3 feet horizontal to 1 foot vertical (as per ordinance)
- The applicant has provided information on the application as to the natural drainage of adjacent parcels so that any natural flow is not negatively affected.

VOTE

6 YEAS

0 NAYS

1 ABSENT

MOTION CARRIED

New Business:

A. Discussion Only-Condominium Development Standards Minimum Acreage Requirement

Mr. Sika explained that currently there is a requirement of a minimum acreage to construct a condominium in the Township of ten acres. Since condominiums generally are owned and lived in by the same, they are held to a higher standard and pose less of a code enforcement issue. This tends to help resale value. He'd like to bring a text amendment before them within the next couple of months to make this change in the requirement of a minimum acreage to construct condominiums on single parcels of less than ten acres.

B. 2021 Business/Organization of the Year.

The Planning Commission was given the lists of all businesses, schools and organizations as well as a criteria sheet, voting sheet and list of previous winners for Business/Organization of the Year. Last year awards were given to all businesses due to the struggles businesses were having amidst Covid-19. This year we will be returning to the regular format for issuing Business/Organization awards. The Planning Commission was advised to turn in their votes to the office or by email prior to the May meeting so they can be calculated and revealed at that meeting.

C. Discussion Only-Cell Towers with Camouflage

The Planning Commission had mixed feelings about the look of camouflage on the towers. A text amendment will be brought before them within the next few months to discuss and finalize.

D. Discussion Only-Food Trucks/Temporary Business License

Mr. Sika explained that it was thought that like other communities, Thomas Township should be regulating Food Trucks in the business corridor with some additional standards as in the ordinance

presented from a neighboring township. It is felt that they may be taking business away from places in the Township serving food and paying taxes, rent etc. in the community. When asked if there had been any complaints directly from any local restaurants it was said there have not been. Mr. Yockey felt that there was a need in the Township for food trucks. Ones he had noticed by Jack's and Shields Quick Lube provide the ability for those workers to get to a place to eat quickly when they have a small window of time for lunch. Mr. Lynch feels that during these difficult times with businesses struggling, he does not want to see an additional burden put on anyone including food trucks. It was decided to hold off and revisit the subject in time when things return to "normalcy" for businesses.

E. Discussion Only-Future Right-of-Way Easement Amendment

Mr. Sika explained that he wanted the Planning Commission to look at an addition to the existing ordinance that takes into consideration future right-of-ways planned by the Saginaw County Road Commission which may involve adding turning lanes or widening of roads. Since all of this work must stay in the right-of-way, this amendment would mandate that the future right-of-way be granted to the Township and Road Commission when a vacant lot outside of a subdivision receives a building permit. A draft of the text amendment will be brought before the Planning Commission at a later date.

Adjournment:

Meeting was adjourned at 9:15 p.m.

ADDENDUM 1

April 19, 2021

Mr. Jeffrey Vennix
1900 & 1920 Kennely Road
Saginaw, Michigan 48609

Mr. Vennix stopped into the office on April 19th to take a look at the site plan for the Walch pond on Geddes Road. He is concerned with the drainage. He stated he does not have a drainage ditch on his property (as noted on the site plan). It begins on the property to the south of his (Walker at 9100 Kennely) and is a private drain that is blocked with debris and trees. It doesn't drain correctly now and will be worse with any overflow from the pond that might be anticipated to drain there.