

MINUTES

DRAFT

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

Members Present

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

Members Absent

P. Lynch
J. Curry

Others Present

D. Sika, Dir. Of Community Dev
C. Watt, Plann'g Asst/Code Enf.
R. Weise, Twp. Supervisor
Several Interested Parties

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

Approval of Agenda:

Motion by Mrs. McDonald, supported by Mr. Yockey to approve the agenda as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Mr. Sommers, supported by Mrs. McDonald, to approve the minutes of June 19, 2019 as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Hearings:

- A. Rezoning Request of parcel #28-12-3-26-3002-000 by Dr. Dwight McNally, DVM on behalf of Chris Corwin, representing parcel owner MIC Limited. The request is to rezone the property from its current zoning of B-4 (Area Wide Business District) and R-1 (Residential One-Family District) to B-3 (Corridor Business District).**

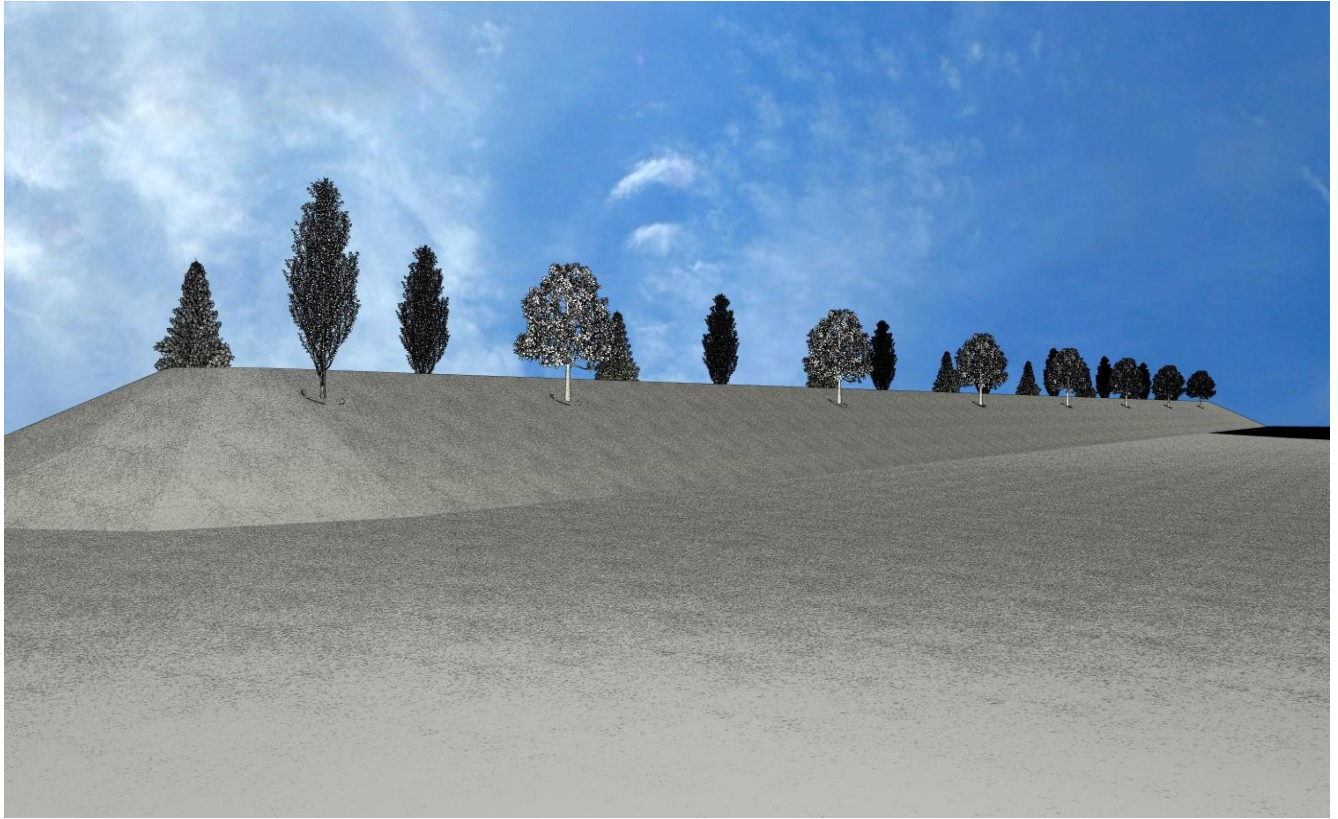
Mr. Iamurri opened the public hearing at 7:03 p.m. Dr. McNally explained his desire to purchase the parcel in question to construct a new veterinary clinic since his current facility is maxed out and can't be expanded any further. His business is growing and the larger facility is a necessity. His desire is to be able to keep his practice in Thomas Township. Regarding the parcel he is considering, he plans on putting his office close to Gratiot Road, unsure if it will be to the east or west yet, with a road to continue back so they can access the office. The remaining lots will be available for future use. Since B-4 zoning does not allow for veterinary clinics it is necessary to request a rezoning of the parcel in question to B-3 which does permit veterinary clinics as a "use by right". Dr. McNally noted that in the past thirty years in their current location, they have not had one complaint from any surrounding properties including the motel right next door. It is his desire to be a "good neighbor" and keep a peaceful existence with surrounding "neighbors". They have no weekend hours. No late weekday hours. The only animals currently overnight are hospitalized ones. He wants a bigger building to better serve the community. At this time, Mr. Iamurri asked for any public comment. Several residents addressed the Planning Commission. They included: Mr. Floyd Hausbeck of 463 E. Gloucester, Mr. Robert Darling, 8822 Valleyview, Mr. Rob Fresorger, 8894 Valleyview, Mrs. Peg Darling, 8822 Valleyview, and Mr. James Goulding, 275 W. Gloucester. Concerns of these residents included drainage issues, concerns about losing the R-1 zoning and what businesses could possibly move in to the rear of the parcel. These concerns were mainly with the noise factor and issues of additional sanitary sewer lines. Whether or not a berm would be a good idea or if it would make drainage issues worse was also a concern. It was explained multiple times that mostly all of their concerns were issues that would be addressed if Dr. McNally or another business would present a site plan for review. Requirements need to be met by each department in the Township and would include a review for storm water management. They were not something that was addressed at a rezoning. Mr. Sika explained the site plan review process, the regulations for site plan review and storm water review as well as parking lot lighting. Mr. Sommers and Mr. Sika went over the B-3, B-4 and R-1 allowed uses. Mr. Sika also explained the Master Plan Future Land Use map which was recently updated that shows the parcel as commercial. Mr. Sika explained that the Future Land Use map is the Township's guide when a rezoning is requested. The requested rezoning is consistent with the Future Land Use map. Dr. McNally again emphasized that he did not want to make any of the residents mad and had no intention of doing something they would not like. He said as far as a berm, if one is required we will

provide it but if it is not and you don't want the berm then we won't do it. He added that he'd be concerned as well just as these neighbors are but he does plan on being a good neighbor. He is working with Cobblestone to provide a nice building, a real improvement to the area. He added that he appreciated all of the comments. Matt Schauman of Cobblestone spoke and stated that he has been working with Dr. McNally and it is his intention to develop a nice piece of property in compliance with all the requirements. At 7:41 p.m. the public comment was closed. The Planning Commission discussed among themselves.

A motion was made by Mrs. McDonald and supported by Mr. Yockey to recommend the rezoning to the Thomas Township Board of Trustees.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED





Receive and File Correspondence:

Mr. Iamurri acknowledged the receipt of the July 2019 edition of the Planning & Zoning News.

Mr. Sika also provided information to the Planning Commission on a training opportunity by the MTA to be held in Frankenmuth on August 20th. Those who may be interested are to contact Mrs. Watt to register them for the training.

Adjournment:

Motion by Mrs. McDonald, supported by Mr. Bird, to adjourn the meeting at 7:55 p.m.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED