

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, JULY 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: R. Iamurri, P. Lynch, D. Sommers, D. Bird, K. Beam, and J. Curry
Members Present via “Zoom”: None
Members Absent: S. Yockey
Others Physically Present: D. Sika, Community Development Director
C. Watt, Planning Assistant/Code Enforcement Officer
Several interested parties.

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

Approval of Agenda:

Motion by Mr. Lynch, 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, Beam

NAYS: None

ABSENT: Yockey

Approval of Minutes:

Motion by Mr. Bird, supported by Mrs. Curry to approve the minutes of the June 16, 2021 meeting.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

YEAS: lamurri, Lynch, Beam, Curry, Sommers, Bird

NAYS: None

ABSENT: Yockey

Hearings:

A. Special Use Permit request by Mr. Justin Smith to remove two (2) acres of sand at 4300 N. Orr Rd.

Mr. lamurri opened the public hearing at 7:03 p.m. Mr. Smith explained that he and his wife purchased this property and are trying to revitalize it to allow for horse shows for the 4-H. The area for the arena was going to be 250' long, but 275' is needed. This would require a removal of 4000-5000 tons of sand from the property. Graebner Excavation, who previously dug his pond, will be doing the work. Mr. Smith stated that Mr. Graebner had advised him that he would most likely be looking at a start date of August 9, 2021. Mr. Sika added that there has been no complaints or issues with the previous work done by Graebner on this property. There was no public comment. Mr. lamurri closed the public hearing at 7:07 p.m.

Motion by Mr. Lynch, supported by Mr. Bird to approve the Special Land Use permit for 4300 N. Orr Road for the removal of two (2) acres of sand valid for a period of sixty days. Work will begin August 9, 2021 and cease on October 9, 2021.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

YEAS: Beam, Curry, Sommers, Bird, lamurri, Lynch

NAYS: None

ABSENT: Yockey

B. Rezoning request by Cobblestone Construction on behalf of Apple Ranch Development for ten (10) parcels along Dice Road from their current R-1 zoning to R-2 zoning.

Mr. lamurri opened the public hearing at 7:10 p.m. Mr. Mike Rybicki of MLR Engineering spoke on behalf of Cobblestone Construction and Apple Ranch Development. He stated that in 1996 these properties were subdivided to allow for their sale. Since that has not happened, the hope is to develop these lots into condominiums. Ten structures with separate occupancy on each side. Each side will be owned independent of the other side. Mr. lamurri opened the hearing to public comment:

Mr. Wayne Ackerman of 9705 Dice Road stated he was opposed to the rezoning. He desired to keep this as single family homes. He feels there is enough traffic on the road and feels this will increase the traffic and make the road worse. He said keep it as is.

Mrs. Linda Ackerman of 9705 Dice Road addressed the commission. She is concerned with who is going to be maintaining the properties. Is there an association who will be taking care of this? Mr. Mike Wahl of Cobblestone Construction answered that there would be an association to maintain the property. Also the idea is to construct "easy living homes" thinking they will be about 1400 square feet, all on one floor to address the need for housing for people who are downsizing etc.

Mr. Ted Lincoln, he is currently having a home constructed in "The Greens" noted that he had lived in the area for over forty (40) years and said the development of this area thus far has been terrific with The Grove and a beautiful golf course. He thinks highly of this developer. They do only first class work and he would urge the support of this project.

Mr. Ron Jenson of 4110 Village Green stated that he lives in "The Greens" and this is a wonderful area, a wonderful course, they have done a wonderful job and have always maintained it good. If you have any problem they are right on it. He would highly recommend this development over anything else that might go in there.

Mr. Jerry Muylle of 9655 Dice Road discussed his concern with the drain in the area and the work that was done which has not improved anything. Mr. Sika did advise that this was a county road storm sewer. There is a washout and the drain commissioner was to meet with residents in the area. It was also noted that there has not been a site plan presented yet and when and if it is, it would be reviewed and any drainage looked. He added that rear lot drainage is a requirement and has to be in place.

Mr. lamurri closed the public hearing at 7:25 p.m. There was discussion among the commission at this time.

Motion by Mr. Lynch, supported by Mr. Bird to recommend the rezoning to the Thomas Township Board for the following parcels:

- 28-12-3-03-3105-000
- 28-12-3-03-3106-000
- 28-12-3-03-3107-000
- 28-12-3-03-3108-000
- 28-12-3-03-3109-000
- 28-12-3-03-3110-000
- 28-12-3-03-3111-000
- 28-12-3-03-3112-000
- 28-12-3-03-3113-000
- 28-12-3-03-3114-000

To be rezoned from the current R-1; Residential One-Family, Low Density District to R-2; Residential Two-Family, Medium Density District.

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

YEAS: Curry, Sommers, Beam, lamurri, Lynch, Bird

NAYS: None

ABSENT: Yockey

Administrative Review:

The Planning Commission were advised of an Administrative Review that was completed for Team One Credit Union located on Gratiot Road. This involved drive-thru modifications and a reduction in lanes.

Old Business:

A. Review of a proposed text amendment regarding the minimum acreage for condominium developments.

Mr. Sika reminded the Planning Commission that at a couple of previous meetings a text amendment was discussed to specifically note in the ordinance that there is not a minimum acreage requirement for the construction of condominiums. This would allow the construction of a double condominium on a single lot with private ownership. It is thought that this would be more desirable than duplex units which normally are rental properties that are usually subject to more code enforcement issues. If the Planning Commission is satisfied with the amendment as listed, it can then be scheduled for a public hearing next month.

A straw vote was taken:

YEAS: Bird, lamurri, Lynch, Beam, Curry, Sommers

NAYS: None

ABSENT: Yockey

The text amendment will be brought before the Planning Commission at a public hearing in August.

Receive and File Correspondence:

The receipt of correspondence from Richland Township concerning their Master Plan was recognized.

Adjournment:

Motion by Mr. Bird, supported by Mr. Sommers to adjourn the meeting at 7:45 p.m.

Motion carried.