

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, AUGUST 19, 2020, 7 O’CLOCK P.M.**

Members Present

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

Members Absent

K. Beam

Others Present

D. Sika, Dir. Of Community Dev
C. Watt, Pl Asst/Code Enforcement
R. Taylor, Township Manager
J. Smith
B. Walch, Eggers Excavating

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 July 15, 2020 as presented.

VOTE

6 YEAS

0 NAYS

1 ABSENT

MOTION CARRIED

The agenda order was changed due to a delay with the arrival of the attendees for the Public Hearing via Zoom.

New Business :

A. Capital Improvement Plan Approval.

Mr. Russ Taylor, Thomas Township Manager was present and reviewed the Capital Improvement Plan

with the Planning Commission members.

Motion by Mr. Yockey, supported by Mr. Sommers to approve the Capital Improvement Plan as presented.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Hearings:

A. Mr. Justin Smith of 4300 N. Orr Road is seeking a “Special Use Permit” to remove sand and soil to construct a pond .

Mr. lamurri opened the Public Hearing at 7:55 p.m. Via Zoom, Mr. Smith explained he was constructing a pond in keeping a promise to his kids as well as for future growth of alfalfa to be used as irrigation. Mr. Sika went over the question and answer list that was provided to Mr. Smith regarding requirements such as setbacks, yards of sand to be removed etc. Mr. Sika did remind the Planning Commission that approximately 32,256 yards were anticipated to be removed. He wanted them to be aware that this is a large amount to be removed within the sixty-day timeframe and could amount to 600-800 trucks in and out of the site. He noted that more time had been requested on the form to take the project to December 1st. He recommended that the Planning Commission stick with the sixty-day requirement and if additional time was needed, Mr. Smith would have to come back before the commission to request that. The reason for the sixty-day limit is to eliminate prolonged time of having trucks in and out and the noise it may create etc. Mr. Sika went on to say the project does meet all of the requirements. Brad Walch of Eggers Excavating joined the meeting. Mr. Walch stated that the project should be do-able within sixty days but he could not guarantee it. This is a lot of material to remove. Mr. Sommers questioned the water source to fill the pond and keep it full. He was also concerned that any potential run-off from pastures may create growth in the pond. Mr. Walch explained that once sand is removed they arrive at a clay line and between the ground water and rain water the pond will fill up. Since it is clay lined it will hold the water. Mr. Smith was questioned about maintaining the pond to keep weed growth in the water down. He stated he will be maintaining it since they will be swimming in it and will utilize available chemicals to do so. There was no public comment. Public Hearing was closed at 8:10 p.m. Mr. Sommers did want it noted that he has concerns about the pond losing water or becoming stagnant and that we should keep an eye on that.

Motion by Mr. Sommers, supported by Mr. Yockey to approve the Special Use Permit.

VOTE YEAS: Curry, Yockey, Sommers, Bird, lamurri, Lynch
NAYS: None
ABSENT: Beam

Motion carried and Special Use Permit Approved.

Old Business:

A. Discussion of text amendments for Business License for Home Occupations and Overgrown Landscaping Ordinance.

The Planning Commission discussed if they would like to continue the process of creating an ordinance to regulate the overgrowth of landscaping. This would be approached from a health & safety standpoint such as covering the windows etc. It was also discussed that this is a separate issue from the control of Noxious Weeds. The members decided that they would like a draft ordinance to be brought before them for further discussion.

There was a discussion regarding an ordinance requiring a business license for home occupations. It was felt that a vote was needed to determine if this should be pursued.

VOTE: YEAS: SOMMERS, BIRD, IAMURRI
NAYS: CURRY, LYNCH, YOCKEY
ABSENT: BEAM

It was decided that sine there was not a consensus at this time, this subject be discontinued and taken up at a later date should this become a problem in the Township.

Additional Report:

Mr. Sika did make the Planning Commission aware of the Veteran’s banner project that the Township along with the DDA and a resident, Ms. Judy Fanning have been working on. The sample banner was displayed.

Adjournment:

Motion by Mr. Yockey, supported by Mr. Bird, to adjourn the meeting at 8:50 p.m.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED