

**MINUTES**

**DRAFT**

**THOMAS TOWNSHIP PLANNING COMMISSION  
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING  
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN  
AUGUST 21, 2019**

**Members Present**

R. Iamurri  
R. McDonald  
D. Sommers  
D. Bird  
P. Lynch  
J. Curry

**Members Absent**

S. Yockey

**Others Present**

D. Sika, Dir. Of Community Dev  
Interested parties.

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

**Approval of Agenda:**

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

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

**Approval of Minutes:**

Motion by Mrs. McDonald , supported by Mrs. Curry, to approve the minutes of July 17, 2019 as presented.

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

### **Citizen Comment:**

Mr. Iamurri asked for any citizen comment to be made at this time. Mr. James Grove of 3275 N. Thomas Road stated that he wanted to thank Mr. Sika for all of his efforts with the North Thomas Road sidewalk project and him getting things done there. Mr. Grove noted he had questions regarding a couple of the Township's policies. He asked why there was a requirement to install three new trees for new constructions. Why was that number selected? Mr. Sika explained that the law was enacted about twenty-five years ago and driven by the Township Board. Three is the number they selected so that is the number that is required. Mr. Grove asked if a variance to that would be possible. Mr. Sika explained that a variance can be sought for any ordinance, but there is no guarantee it will be granted. He offered to meet with Mr. Grove to go over the process of how this is done should he elect to do that. Mr. Grove added that secondly, he is building a new home and was told he cannot postpone installing a sidewalk in the subdivision. How does the Township choose who puts in a sidewalk? He said he believed Hunter's Ridge was not required to install sidewalks but had to sign agreements that if the Township ever asked, they'd have to install sidewalks. Mr. Sika explained that Hunter's Ridge was started before the ordinance was enacted. Mr. Sika explained that homes built after the rule was enacted have to install a sidewalk as required and at the very least sign a sidewalk agreement. In a subdivision, sidewalks are designed to put those who may be walking at a safe distance from the road. Mr. Grove stated that he grew up on a cul-de-sac and disagrees. Usually the people who drive there are the ones who live there. He feels on Aspin Court the lot to the west will never be developed and the sidewalk on North Thomas doesn't even connect so it seems unnecessary but yet the builder was told he couldn't get a variance. Mr. Sika added that the builder never requested a variance to know if it would or would not be denied. Also, the Sidewalk Committee in Thomas Township has already discussed connecting the area between Aspin Court and North Thomas in the near future.

### **Presentation:**

#### **A. Site Plan to construct Shields Quick Lube at 6994 Gratiot Road.**

Mr. Greg Turner of Pumford Construction spoke on behalf of the new owners of the Shields Quick Lube. He stated that after receiving the review comments all concerns had been addressed:

- They are in the flood plain and the permitting process is underway. It is a minor permit so hopefully they will receive word shortly.
- MDOT has approved the driveways off of Gratiot and the permit is waiting. Once they provide the \$30,000 bond it will be in their hand. Directional signage as requested by MDOT has been added for these lanes.
- AKT Peerless is on board to work with them during construction to remove 700 tons of contaminated soil at which time they will receive documentation of a "clean property".

- The note on the plan was missing concerning the doors for the dumpster enclosure and that has been fixed.
- The sidewalk along North River has been added to the site plan and will be installed.
- Another tree has been added along the east property line as requested. There are six existing trees along the north property line that are being kept.
- The photometric plan has been updated and lighting corrected so that it is adequate for both the Gratiot Road and River road entrances. It is shielded and will not shine on any properties.
- They are working with Spicer on the storm water management. As soon as they hear from the DEQ regarding grading they will go full speed ahead with Spicer on that.
- Saginaw Co. Road Commission (Scott Hare) has reviewed and approved; the permit is waiting once they pay for it.
- They will have a soil erosion permit.
- Signage will be wall signage only that is in compliance with the Ordinance. The wall signage will be facing Gratiot Road.
- The billboard concerns are being addressed and as Mr. Sika explained are being reviewed by the Township attorney as well as the billboard company in regards to the lease. It has been agreed that after determination of when the lease ends, it will not be renewed.
- Modified gutters were explained as gutters that tip out instead of tipping in.

Mr. Sommers questioned the timeframe as to when construction might begin. Mr. Turner answered that it is all based on the receipt of the DEQ permit. If it is too late in the year, asphalt cannot be done so it most likely would be in the spring. Once started he anticipates it will take about three months to complete.

A motion was made by Mr. Lynch, supported by Mrs. McDonald to approve the site plan for the construction of Shields Quick Lube at 6994 Gratiot Road with the following contingencies:

- Storm Water Review application and fee must be submitted and approved before construction.
- Property must be documented as a “clean property” by AKT Peerless before construction.
- Copies of the MDOT and Saginaw County permits must be received.
- Soil Erosion permit must be obtained.
- Agreement on billboard must be reached and it must be in compliance with the Thomas Township ordinance.
- All comments from the Department of Public Works must be adhered to.

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

**VOTE                      YEAS                      0 NAYS                      ABSENT                      MOTION CARRIED**

**New Business:**

**A. Capital Improvement Plan**

The Capital Improvement Plan for 2019/2020 was presented to the Planning Commission for review. There was discussion among the members.

Motion by Mr. Sommers, supported by Mrs. McDonald to approve the Capital Improvement Plan as submitted.

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

**Adjournment:**

Motion by Mrs. McDonald, supported by Mr. Sommers, to adjourn the meeting at 7:40 p.m.

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