

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, AUGUST 25, 2021, 7 O’CLOCK P.M.**

Members Present: R. Iamurri, P. Lynch, D. Sommers, K. Beam, and J. Curry
Members Absent: D. Bird
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. Yockey, supported by Mr. Sommers, to approve the agenda as presented.

VOTE 5 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
YEAS: Sommers, Yockey, Iamurri, Lynch, Curry,
NAYS: None
ABSENT: Bird

Approval of Minutes:

Motion by Mr. Sommers, supported by Mr. Yockey to approve the minutes of the July 21, 2021 meeting.

VOTE 5 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
YEAS: Iamurri, Lynch, Curry, Sommers, Yockey
NAYS: None
ABSENT: Bird

Ms. Beam joined the meeting at this point; 7:05 p.m.

Presentation:

A. Site Plan Review for “The Bunker”, a development by Apple Ranch Development.

Mr. Mike Rybicki of MLR Engineering presented the proposed site plan for a twenty unit (ten double units) condominium development on ten parcels along Dice Road between N. River and N. Thomas Roads. These will be very similar to the homes in “The Greens”. These lots were subdivided 25 years ago. These will be what is referred to as “twin homes” with the driveways onto Dice Road. Mr. Rybicki added that Mr. Sika had shared the comments by each department who reviewed the plan. Mr. Sika added that all of these will be addressed accordingly. Some are things that can be listed on the plan others such as DPW comments may deal specifically with the size of a connection and wouldn’t be shown. Additions to the plan such as the landscaping requirements will be complied with as all contingencies and have already been agreed upon. Mr. Rybicki noted that the sidewalk is shown on the most recent plan and it was thought that making this more pedestrian friendly was a good idea. Mr. Sommers questioned the water flow and drainage from the properties that was of concern to residents at the rezoning hearing. He wanted to make sure all was stable and in good condition. Mr. Rybicki explained drainage is to a county drain that was not connected to this problem but to the south. He added that they will be going through the required Storm Water Management review as required by the Township as well. Mr. Sika added that he has had discussion with the Saginaw County Drain and Road Commissions and they felt the problem had been addressed. Mr. Rybicki also explained that the majority of the native trees shown in the aerial would not be remaining but there is a landscape plan that would have trees as required by the Township.

Motion by Mr. Sommers, supported by Mr. Yockey to approve the site plan for “The Bunker” with the following contingencies:

- Water services shall not be located in or under any driveway.
- Water services will be 1” in size not ¾”
- Need clarification that the existing sewer lead will be used for one side of the condo, while a new sewer lead will be created for the other side.
- Please provide additional connection details with how you propose to connect to the existing sanitary sewer.
- Based on plans, existing sewer leads are located 10’ or 11’ deep.
- Sanitary sewer MH’s in front of condos 5 & 20 appear to be in the driveway. Additional expansion joints shall be installed to accommodate for the driveway movement through the winter. Thomas Township will not be responsible for driveway damage due to frost heaving these structures.

- Contact Public Works for additional water & sewer information when required.
- Water connections would probably be better located in the yards between the driveways.
- Sidewalks?
- Probably should extend rear yard drain to west property line to avoid trapping water on existing home's lot.
- Sewer connection was hard to see-need a separate connection for each unit.
- Legal description not listed on plan.
- Required trees in front yard not shown. (Three trees per lot; one every 25')
- Sidewalk not shown on original plan.
- Must have application and plan for review of Storm Water.
- Need a permit from the county for each driveway or if granted a permit for *all* driveways from SCRC.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

YEAS: Beam, Curry, Sommers, Yockey, Iamurri, Lynch

NAYS: None

ABSENT: Bird

Old Business:

A. Review-Proposed Text Amendment to Home Occupation Ordinance

The Planning Commission discussed and reviewed the proposed text amendment that was requested by the Police Department. This text amendment would assist them in complaints received regarding home occupations that emit odors that affect neighboring properties. All members were in favor of continuing to work on this ordinance along with the Township Attorney so it can be presented via a public hearing within the next couple of months.

B. Review-Proposed Ordinance for Mobile Food Trucks.

Mr. Sika discussed with the Planning Commission issues the Township faces, especially the Fire Department with local food trucks that work from business parking lots in the Township. They do not always seek to complete an "outdoor event application" so the Township is even aware they are going to be present. They don't follow setback rules, use of extension cords across the lot, pedestrian traffic etc. This ordinance would give more control as far as knowing if the food truck is even approved by the Saginaw County Health Department. All members agreed that a "permitting" or "licensing" requirement is needed and wish to continue with the process to perfect this ordinance and have it brought before them at a public hearing within the next couple of months.

New Business:

A. Review & Approve the Capital Improvement Plan

The Planning Commission members discussed several areas of the Capital Improvement Plan including a new Township office, the Gateway West sign funded by the DDA as well as the lift station and pocket park on N. River Road. They were in agreement with the improvements as listed with the exception of changing the Dice Road Overlook Park and the replacement of the lift station at Dice and River. They felt the park should be completed after the lift station was relocated.

Motion by Mr. Yockey, supported by Mrs. Curry to approve the Capital Improvement Plan.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

YEAS: Iamurri, Lynch, Curry, Beam, Yockey, Sommers

NAYS: None

ABSENT: Bird

Receive and File Correspondence:

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

Adjournment:

Motion by Mr. Sommers, supported by Mr. Yockey to adjourn the meeting at 7:50 p.m.

Motion carried.