

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, SEPTEMBER 16, 2020, 7 O’CLOCK P.M.**

Members Present

Members Absent

Others Present

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

K. Beam
S. Yockey

D. Sika, Dir. Of Community Dev
C. Watt, Pl Asst/Code Enforcement
L. Ettema, Spicer Group

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

Approval of Minutes:

Motion by Mr. Sommers, supported by Mr. Lynch, to approve the minutes of August 19, 2020 as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Hearings:

- A. Mr. Jacob Frost of 3800 Lauckner requesting a rezoning of his property from the current zoning of R-1 (Residential One Family, Low Density District) to A-2 (General Farming, Open Space, Woodlot, and Conservation Development District) for the purpose of keeping poultry.**

Mr. Iamurri opened the Public Hearing at 7:01 p.m. Mr. Jacob Frost, petitioner, spoke explaining that it

was his desire to keep chickens and ducks which he received a code enforcement violation regarding. He stated that he had a “coop” on the property and it was his intention to eventually fence an area of the property in to give them complete enclosure. He stated that his kids enjoyed owning the birds. Mr. Iamurri opened the hearing to public comment. The following had comment:

- Mr. Floyd Eschenbacher of 12283 Snowview Drive; he does not want farm animals and the smell that comes along with them. Also he cleaned up chicken waste from inside his garage yesterday because they run loose.
- Mr. Steve Rousseau of 3838 Fireside Drive; he is concerned that if the rezoning stays with the property and a new owner would purchase it they may want larger farm animals and seek a variance to get them.
- Mr. Mike Gill of 12241 Snowview Drive; he has no dispute with the chickens and ducks being kept and felt that if a fence was put up and they were contained it should not be a problem.
- Mr. Steve Brindley of 12248 Snowview Drive; he is concerned that this will depreciate the property values. Moved into a quiet residential area and wants it to remain as such.
- Ms. Sandra Frasle of 3870 Lauckner Lane; before moving 8 years ago she made sure the properties in this subdivision were zoned residentially. If they would have been farmland she would not have moved there. Does not want the zoning changed.
- Ms. Valerie Wise of 3888 Fireside Lane; doesn't want animals running around all over that she has to worry about keeping out of her yard.
- Mr. John Puchacz of 3775 Fireside Lane; he has the ducks and chickens in his yard everyday that he must “shoo” back to Mr. Frost's property. He feels they are a health hazard and he cannot control them now.

Correspondence was received in opposition to the rezoning and is entered into the minutes as follows:

- A letter from Renee Sullivan of 12226 Snowview Drive.
- A letter from Daniel & Karen Thomas of 3730 Fireside Lane.
- A letter from John Puchacz of 3775 Fireside Lane
- A petition with 32 signatures of the residents of the “Lauckner Subdivision”.

Other concerns raised by the board were that the agricultural zoning was not compatible with how the subdivision has developed over the years. Its likely that the change would cause significant negative effect in the subdivision.

Mr. Frost spoke again to add that he felt there was no depreciation. His property is much larger and worth more. He was prepared to already have a fence up but met with a water line issue but does still plan on completing it.

Motion by Mr. Sommers, supported by Mr. Bird to recommend to the Thomas Township Board to deny the request to rezone 3800 Lauckner Lane from its current zoning of R-1 to the requested A-2 zoning.

VOTE

YEAS: Curry, Sommers, Bird, Iamurri, Lynch

NAYS: None

ABSENT: Beam, Yockey

MOTION CARRIED

B. Public Hearing on the following text amendments:

Ordinance 20-Z-02, Section 12.3, “B-3 Corridor Business District”; Table 22, “Uses By Right”, is to be amended to read “Office uses, retail uses, and other similar uses.

Ordinance 20-Z-03, Section 12.2, “Required Streetscape Design in the B-2 District”, subsection a, 1) a-f; amended to specify the requirements for the installation of pillars and wrought iron fencing in this district. And to amend Figure 12 to update to the most current information.

Ordinance 20-Z-04, Section 9.2, “A-2 General Farming, Open Space, Woodlot, and Conservation Development District”, Table 15, “Uses By Special Permit” is to be amended to read, “Kennels, veterinary hospitals, animal clinics”.

Ordinance 20-Z-05, Section 9.1, “A-1 Primary Agriculture and Conservation Development District”, Table 14, “Uses By Special Permit” is to be amended to read, “Kennels, veterinary hospitals, animal clinics”.

Ordinance 20-Z-06, to add Section 5.9, “Large Parking Lot Design Standards” to Chapter 5 of the Thomas Township Zoning Ordinance.

Ordinance 20-G-04, Chapter 1, “Sidewalk Construction and Maintenance”, of Title 6, “Public Ways and Property”, Section 6-1-4, “Plans and Specifications” to add the definition of a “public sidewalk” and amend the regulations pertaining to the construction of such.

Mr. Sika noted that these are the same text amendments that the Planning Commission have been “fine tuning” for the last several months. What is brought before them is the final ordinances. They will be sent to the Saginaw County Planning Commission and they will go before the Thomas Township Board at the October 5, 2020 meeting if approved and be published and valid within thirty days.

Motion by Mr. Lynch, supported by Mr. Bird to approve the text amendments listed above as presented.

VOTE: **YEAS: BIRD, LYNCH, IAMURRI, SOMMERS, CURRY**
NAYS: NONE
ABSENT: YOCKEY, BEAM

MOTION CARRIED

Administrative Review-Informational Only

A. Swan Valley Condos Garage Addition

The Planning Commission were informed of this Administrative review for information purposes only.

Old Business:

A. Master Plan Update

Lori Ettema of Spicer Group was present to discuss what has been completed so far on the update and what will follow. It was recommended that the future land use map be reviewed and updated in the area of the Lauckner rezoning request. The Planning Commission felt that a review was important and if any conflicting uses were found, an update may be necessary while the review was ongoing. It is anticipated that she or Rob Eggers will be returning in two months to discuss the second half updates.

Adjournment:

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

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

