

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
SEPTEMBER 19, 2018**

Members Present

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

Members Absent

Others Present

D. Sika, Dir. Of Community Dev
C. Watt, Plann'g Asst/Code Enf.
A. Ault, HSC
M. Plahutnik, HSC

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

Approval of Minutes:

Motion by Mr. Sommers, supported by Mrs. McDonald, to approve the minutes of August 15, 2018

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Presentations:

- A. Hemlock Semiconductor**-Hemlock Semiconductor, 12334 Geddes Road, is requesting site plan approval for a new shipping building of 46,000 square feet, a single story warehouse for shipping and rack storage, a new finishing building that will be three (3) stories and 110,000 square feet to house light manufacturing, a finishing building expansion to double the existing bulding size and a treatment building single story in height and 1,500 square feet in size. (28-12-3-19-1002-000, 28-12-3-19-2004-000, 28-12-3-19-2002-000, 28-12-3-19-2002-011, 28-12-3-19-3001-000, 28-12-3-19-3001-001, 28-12-3-19-4001-000, 28-12-3-19-2001-000, 28-12-3-19-2008-000, 28-12-3-19-2008-000, 28-12-3-19-2003-000, 28-12-3-19-2003-000, 28-12-3-19-2003-001, and 28-12-3-19-2007-000)

Mr. Ault of Hemlock Semiconductor, one of the project leaders addressed the Planning Commission regarding the site plan being presented this evening. The buildings proposed will include a distribution warehouse, finishing building expansion and support facilities. A space is also shown for an additional finishing building. This is not an expansion but a necessity for product quality and production.

Mr. Sika stated that all departments have reviewed the site plan and have given approval the exception being the contingencies as outlined in the information from the DPW Director, Mr. Rick Hopper in the documents included in the packets. The concerns of water and sewage use must be addressed prior to construction. He furthered that by adding that Hemlock Semiconductor is still doing the work to get the definitive numbers on usage and are working with Mr. Hopper to address this concern.

Discussion followed among the Planning Commission members.

Motion by Mrs. McDonald, supported by Mr. Bird to recommend approval of the proposed site plan presented by Hemlock Semiconductor with the contingency listed below:

1. Approval is contingent upon the limitations of water and sewer being addressed and resolved with DPW Director, Mr. Rick Hopper.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

A. Capital Improvement Plan-The Capital Improvement Plan was presented and discussed.

Mr. Sommers noted the following issues that needed to be addressed in the Plan.

- On page 54-Under Project Benefit/Impact the information is not complete. After Rambling Acres and...additional information needs to be provided.
- On page 55-The kayak/canoe launch has been completed-should this then be referred to as The “Boat Launch” only under Project Title?
- On page 57-Please clarify under Project Description-shouldn’t this refer to an “open walkway”?
- On page 59-Under item #3-it notes a cost of \$37,000.00 but the Township Board just approved An amount of \$13,000.00.
- On page 62-Line items #6 and #7 are transposed.
- On page 68-This item has already been purchased-should it still appear?
- On page 70-Item #3has been completed-should this appear?

Discussion followed by the Planning Commission members.

Motion by Mrs. McDonald, supported by Mr. Bird to recommend approval of the Capital Improvement Plan with the following condition:

1. Request made that the above mentioned items be reviewed and any necessary corrections be made to the Capital Improvement Plan.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Mr. Yockey excused himself from the meeting at this time (7:35 p.m.)

B. Parking Lot Landscaping Ordinance-Discussion Only

Mr. Sika discussed the current parking lot/landscaping ordinance with the members.

It was noted that in recent years the thought behind the design of larger parking lots, having eighty (80) spaces or more has been rethought. Due to various safety concerns, parking lots having a large area and number of spaces are being designed with islands to help break the flow of traffic and allow for a more orderly flow of traffic.

Photos were presented to show islands and barriers being created in larger parking lots.

It was decided that a committee will be formed to review the current ordinance and amend it as necessary to provide a safer design for parking lots having over eighty (80) spaces.

It was noted that this amendment would be designed not to affect plant or facility parking lots.

All members would be willing to serve on such a committee and will be notified when a date/time has been decided.

Old Business:

- A. Medical Marijuana Articles/Information**-A medical marijuana article and presentation were provided to the Planning Commission for further education on the subject.

B. Project Updates

Mr. Sika updated the Planning Commission on the following projects in the Township:

- Saginaw Control Engineering-they are moving forward on their plan to construct in the Tech Park, however, no site plan has been received at this time.
- Frankenmuth Credit Union-has begun demolition of the existing buildings on their site this week.
- O'Reilly Auto Store-has demolished the house that was on the parcel and are moving forward with the construction of the new store. Completion should be in December.
- New Streetlight Banners-the new streetlight banners have been put up on the light poles along Gratiot Road. These are the same vertical banners that were shown to the Planning Commission a couple of months ago.

Receive and File All Correspondence:

- A. A copy of the September 2018 Planning & Zoning News publication.

Adjournment:

Motion by Mrs. McDonald, supported by Mr. Sommers, to adjourn the meeting at 8:10 p.m.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

