

MINUTES

DRAFT

**THOMAS TOWNSHIP ZONING BOARD OF APPEALS
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
FEBRUARY 12, 2019**

Members Present

R. Iamurri
S. Witt
R. DeSander
M. Thayer
D. Milne

Members Absent

Others Present

D. Sika, Dir. Of Community Dev
C. Watt, Plann'g Asst/Code Enf.
R. Taylor, Township Manager
R. Weise, Twp. Supervisor
M. Alm
S. Berkobien
Several Interested Parties

Mr. Witt called the meeting to order at 4:00 p.m.

Approval of Minutes:

Motion by Mr. Milne, supported by Mr. Iamurri, to approve the minutes of June 12, 2018 as presented.

Hearings:

A. Ordinance Interpretation; Section 10.1, Table 18 of Chapter 10.

Mr. Sika explained that the Mission Sisters building on North River Road is no longer going to be used and the building is now up for sale. Holy Cross Services, represented by Mr. Michael Alm today, is interested in purchasing and using the building. A letter from Mr. Alm in your ZBA packet explains their intentions. The Zoning Ordinance does not specifically say that Holy Cross can go into this zoning district (R-1) as a "Use By Special Permit", it is unclear. The Township Attorney has recommended that the Zoning Board of Appeals do an interpretation. If it is determined that it does fit, Holy Cross would then go before the Thomas Township Planning Commission to seek a "Special Use Permit". Mr. Witt stated that the Ordinance allows for charitable organizations to be in this zoning district and questioned if Holy Cross had a

501(c) 3. Ms. Berkobien stated they are and could provide the paperwork if needed. Mr. Alm, Chief Facilities Officer of Holy Cross Services spoke. They would be using the building for their Foster Care Operations, administrative offices and a place for their staff to call “home” since most of their time is spent on the road. Four to five offices would be moved over from the St. Vincent Home. The first floor would be administrative staff with the second floor being additional staff offices. Mr. Milne questioned if this would be a facility for foster care counseling and not care itself? Mr. Alm responded that one day every week or two a child might be at the office for a meeting with their counselor. Mr. Milne asked if there would be any overnight stays? Mr. Alm responded none, whatsoever. Ms. Berkobien noted that they only have a foster care license which is for administration only. Their workers meet with the kids and families out in the community. The only additional license they may seek would be that of child placement or adoption services. There will never be any overnight stays. Mr. DeSander questioned how many offices there would be at the facility? Mr. Alm stated fifteen offices with an additional four to five administrative offices. Mr. DeSander asked what the hours of operation would be? Mr. Alm said 9:00 a.m. until 5:00 p.m. in most cases with an occasional evening or Saturday training. Mr. Witt asked for any public comment at this time. Sister Mary Owczarzak of the Sisters of the Missionell, 915 North River Road, stated she’d be delighted to see their neighbors expand and use the building. Russ Taylor, Thomas Township Manager addressed the Board. He stated that this is a great use for this building but the primary concern, which has been addressed, is that overnight stays not be permitted. He asked that if approved the Zoning Board of Appeals would please address this in their motion. Mr. Sika also noted for the Board to consider that there was a contingency that was also listed that if approval is given, Holy Cross would then need to go before the Planning Commission for a “Special Use Permit” and asked that this also be addressed if a motion for approval is made.

Motion by Mr. Milne, supported by Mr. Iamurri that after review of the proposed “Uses By Special Permit” in an R-1 zoning district, the use that Holy Cross is suggesting at 1030 North River Road does fit because it will be an office use by a philanthropic/charitable institution as well as all of the other reasons stated in the review of the proposed use. The approval is with the following contingencies:

- There is no overnight stays at the facility.
- Holy Cross must present a site plan review to the Planning Commission and request and Receive a “Special Use Permit” before opening for business.

VOTE

5 YEAS

0 NAYS

0 ABSENT

MOTION CARRIED

Adjournment:

Motion by Mr. DeSander, supported by Mr. lamurri, to adjourn the meeting at 4:20 p.m.

VOTE 5 YEAS 0 NAYS 0 ABSENT MOTION CARRIED