

Minutes

THOMAS TOWNSHIP PLANNING COMMISSION

Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, MI 48609

April 20, 2011 at 7:00 p.m.

John Bintz called the Planning Commission meeting to order at 7:00 p.m.

Present in addition to Mr. Bintz were: Ruth McDonald, Diane LaMountain, Chris Thompson, Dale Halm and Rod Iamurri. Also present were Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer and two (2) interested parties.

Members Absent: Rick Lorentzen.

1. **Pledge of Allegiance.**
2. **Approval of Agenda:**

It was moved by Mr. Halm, seconded by Mrs. McDonald to approve the agenda as presented. Motion carried unanimously.

**4. Approval of Minutes:**

It was moved by Mr. Thompson, seconded by Mrs. LaMountain to approve the minutes of March 16, 2011 as presented. Motion carried unanimously.

**5. Hearings** – None.

1. **Presentations**
2. ***Site Plan – Mr. Ronald Messing is requesting site plan approval to construct an 80’ x 64’ cold storage building located at 11463 Schomaker Road.***

Mr. Bintz stated that the applicant is requesting to construct a 80’ x 64’ cold storage building on his existing facility located at 11463 Schomaker. The property consists of 3.93 acres and includes a 40’ x 44’ office/shop. The site is accessed by a gated entrance along Schomaker which is currently curbed and paved.

Mr. Sika stated that upon review of the proposed site plan, the following items were found:

1. A landscape area is required along the east and south property lines. A landscaping plan showing the areas will need to be submitted and approved by the Community Development Department.
2. All outdoor storage will need to be removed from the forty (40’) foot rear yard setback.
3. A storm water management plan will need to be submitted and approved by the Township Engineer.

Mr. Sika also stated that some concern has been raised regarding a large amount of miscellaneous debris that is being stored on this property including dishwasher, stoves, tire, inoperable and/or unlicensed vehicles, etc. After discussing this issue with Mr. Messing prior to the meeting, it was agreed that this debris would need to be removed from the property prior to a building permit being issued.

Mr. Ronald Messing was present to answer any questions or concerns regarding this proposed site plan. Mr. Messing stated that he would like to construct this proposed cold storage building in order to get some of his equipment out of the weather. Mr. Messing further stated that he has agreed to remove the debris from the property prior to the new building being constructed. Mr. Messing asked to move the south row of trees twenty (20’) feet to the north to get them off the gas line easement. The Planning Commission members agreed to this move.

Motion by Mr. Thompson, supported by Mrs. McDonald to approve the site plan for the construction of a cold storage building located at 11463 Schomaker Road upon the following contingencies:

1. All debris including but not limited to dishwashers, stoves, tires and inoperable and/or unlicensed vehicles shall be removed from the property and the cleanup approved by the Community Development Department prior to the issuance of a building permit.
2. All outdoor storage must be removed from the forty (40’) foot rear yard setback.
3. A storm water management plan will need to be submitted and approved by the Township Engineer.
4. A final landscaping plan will need to be submitted and approved by the Community Development Department.

Motion carried unanimously. Mr. Thompson stressed to Mr. Messing that he must clean up the property before a permit will be issued.

1. **Sign Board of Appeals** – None.
2. **Old Business** – None.
3. **New Business:**
4. ***2011 Business of the Year Award.***

Mr. Sika stated that the votes have been tabulated and the results of the Business of the Year Award for 2011 are as follows:

Winner – Wolgast Corporation

Honorable Mention – Holy Spirit Church

Honorable Mention – St. Mark’s Lutheran Church

Discussion followed among the Planning Commission members. Mr. Thompson stated that he was concerned about the two (2) churches receiving an award titled “Business” of the Year. He stated that some organizations including churches would frown upon being called a business in his opinion. Mrs. McDonald suggested that there be categories established to give all businesses and organizations an opportunity of receiving an award. Mr. Sika suggested a committee of Planning Commission members be formed to look into the issue and make a recommendation to the full board. It was the consensus of the Planning Commission to form a committee to look into the different options. The committee will consist of Mr. Thompson, Mrs. McDonald and Mr. Iamurri.

1. ***Discussion Only – Update on the Gratiot Road Banner Project.***

Mr. Sika stated that the Downtown Development Authority has authorized the purchase of a two-pole banner system to be located on Gratiot Road in front of the Chestnut Square Plaza. This system will be similar to the banner poles currently located in Saginaw Township on both State Street and Bay Road. Mr. Sika further stated that Thomas Township service organizations will be able to advertise upcoming events such as the Shields Festival.

The DDA Board will most likely review all banners prior to use so that they meet the requirements. A cost to install them and an insurance charge will be the responsibility of the banner owner.

1. **Adjournment:**

Motion by Mrs. McDonald, seconded by Mr. Thompson to adjourn the meeting at 7:50 p.m. Motion carried unanimously. The next meeting date is Wednesday, ***May 18, 2011.***

### Respectfully submitted by Susan Coggin, Planning Assistant/Code Enforcement Officer