

Minutes

THOMAS TOWNSHIP PLANNING COMMISSION

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

March 16, 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, Rick Lorentzen and Rod Iamurri. Also present were Dan Sika, Director of Community Development, Susan Coggin, Planning Assistant/Code Enforcement Officer and two (2) interested parties.

Mr. Bintz welcomed the newest member of the Planning Commission, Mr. Rod Iamurri, to his first meeting.

Members Absent: Dale Halm.

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

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

**4. Approval of Minutes:**

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

**5. Hearings:**

1. **Zoning Ordinance Amendment to Section 10-2-12-C, Site Plan Checklist – Public Transportation.**

Mr. Sika stated that the State of Michigan adopted PA 305 and PA 306. PA 305 requires that the Planning Commission give consideration to public transportation when conducting site plan reviews. PA 306 enhances the consideration of public transportation in planning during site plan review. At this time, Thomas Township does not have public transportation. For that reason, the Planning Commission will not be able to require any additional requirements as it relates to this issue. The proposed amendment is as follows:

**10-2-12-C. Site Plan Standards: The planning Commission shall review the site plans in terms of the following standards**:

1. Safe and convenient vehicular ingress and egress from the proposed use without interference with surrounding transportation patterns. The Planning Commission shall have the authority to vary setbacks for yards to achieve the use of mutual access in cases where this standard will be furthered by doing so.
2. Provision of bicycle and/or pedestrian access if appropriate and as may be specifically included in the comprehensive plan.
3. Impact of structures, fencing, lighting and landscaping on adjacent land uses and properties.
4. Appropriate consideration of environmental concerns including natural resources, air quality, noise levels and storm runoff.
5. Continuance of established area patterns of landscaping, setbacks, structural materials and street furniture.
6. ***Public Transportation Review – The Planning Commission will review all site plans for consideration of public transportation, but due to the fact that Thomas Township does not have public transportation available at this time, no further action can be taken.***

Mr. Bintz then asked for public comments in favor or in opposition to this proposed amendment. There were no public comments at this time.

Motion by Mr. Thompson, supported by Mrs. McDonald to recommend approval to the Township Board the amendment to Section 10-2-12-C as presented. Motion carried unanimously.

1. **Presentations** – None.
2. **Sign Board of Appeals** – None.
3. **Old Business**
4. Discussion Only – Rezoning Update of Hardwood Estates Subdivision – Timberwood, Circlewood North, Circlewood West and Circlewood South.

Mr. Sika stated that the Community Development Department has been reviewing some potential updates to the Thomas Township Zoning Map. One of the areas is Hardwood Estates Subdivision which includes Timberwood, Circlewood North, Circlewood West and Circlewood South. The current zoning is R-2, Medium Density Residential; however, the subdivision has developed as a single family subdivision. There are two (2) vacant lots which could potentially be developed as duplex lots due to the current zoning.

Mr. Sika further stated that he will be sending a letter to each parcel owner to determine if changing the zoning would be of concern to them in any way. The change from R-2 to R-1 will be explained and the reasons for this change explained. Because the subdivision has developed with only single family homes, it makes sense to keep the same type of housing in that area.

1. **New Business:**

Mr. Sika updated the Planning Commission members on the following:

* 1. Shields Festival – Trash and Treasure Sale – June 24, 25 and 26, 2011.
	2. Over the street banner on Gratiot Road – Downtown Development Authority project.
	3. Training Opportunity – April 18, 2011 from 1:00 p.m. to 5:00 p.m. in Frankenmuth – Introduction to Planning and Zoning.
	4. Update on construction of new water tower to be located on North Graham.
1. **Adjournment:**

Motion by Mrs. McDonald, seconded by Mrs. LaMountain to adjourn the meeting at 7:32 p.m. Motion carried unanimously. The next meeting date is Wednesday***, April 20, 2011.***

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