

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, JANUARY 17, 2024, 7:00 P.M.**

Members Present: S. Yockey, D. Sommers, R. Iamurri, P. Lynch, and J. Curry
Absent: D. Bird, K. Beam
Others Present: D. Sika, Community Development Director
A. Bicigo, Code Enforcement Officer/Planning Assistant
9 Interested Parties

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

Approval of Agenda:

Motion by Sommers, supported by Yockey to approve the agenda as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Curry, supported by Yockey to approve the minutes of the November 15, 2023 meeting.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Public Hearings:

A. Rezoning – Schark Heating & Cooling

Iamurri opened the Public Hearing at 7:02 p.m.

Scott Hash of Schark Heating and Cooling presented the request to rezone the vacant lot at 131 S Miller Rd from R-1, Residential One-Family, Low Density District to B-1, Office and Neighborhood Business District. Sika explained that Schark Heating and Cooling also owns 125 S Miller Rd, which is the site of their current business office. They plan to build an addition to the office, which also includes a larger parking lot, dumpster enclosure, and stormwater management measures. Hash stated that the addition will be built at 125 S Miller while they plan to construct the parking, a dumpster enclosure, and stormwater detention area at 131 S Miller. There will also be a turnaround area for delivery vehicles so there will not be large trucks backing out into traffic on Miller Rd. The parking areas, turnaround, and dumpster will be buffered and screened from the neighboring residential property with fencing and landscaping per the ordinance.

Sika stated that the proposed use would not be allowed if the zoning were to remain unchanged. The Township Master Plan, Future Land Use Map was shown and the board felt that an update was necessary in this area.

Iamurri opened the floor for public comment. No members of the public had any comment.

Iamurri closed the public hearing at 7:13 p.m.

Motion by Yockey, supported by Lynch to recommend to the Township Board to rezone 131 S Miller Rd from R-1, Residential One-Family, Low Density District to B-1, Office and Neighborhood Business District.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Presentations:

A. Schark Heating and Cooling Site Plan

Sika explained that, in addition to the details discussed in the rezoning public hearing, both properties under consideration will have a stormwater management plan put into effect with two detention areas: one behind the new addition at 125 S Miller and one in the front of the parking area at 131 S Miller. Hash stated that the addition to the building will be used to store vehicles and equipment for their business.

Motion by Sommers, supported by Yockey to approve the site plan for 125 and 131 S Miller Rd with the following contingencies.

1. Stormwater management review approval for the site
2. Combine the two parcels of land.
3. Screen all new lighting from crossing property lines per the ordinance.
4. Final approval of the rezoning by the Township Board
5. Recommend that the future land use map is amended to reflect the rezoning during the next update near the end of 2024.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Adjournment:

Motion by Yockey, supported by Lynch to adjourn the meeting at 7:27 p.m.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED