MINUTES

DRAFT

THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, OCTOBER 21, 2026, 7:00 P.M.

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

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

Approval of Agenda:

Motion by Yockey, supported by Lynch, to approve the agenda as amended to place the Public Hearing after the Site Plan Review presentation for Paws and Beyond.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Bird, supported by Yockey to approve the minutes of the August 19, 2026 meeting.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Presentations:

A. Amended Site Plan Review – Paws and Beyond

Sharon Maher of Paws and Beyond presented amendments to the previously denied site plan for an outdoor fenced area where dogs attending day camp training could be taken outside off leash. Maher explained that several measures have been implemented to minimize noise from barking dogs. These measures include adding soundproofing to the building and implementing policy changes requiring dogs that bark while outside to be brought indoors. She also stated that, after implementing these changes, she contacted the three neighboring property owners who had previously filed complaints and confirmed that they had not experienced any further issues.

Teri Miles of 6083 Parkway St, Carissa Brown of 478 3rd St, Jenifer Speckhard of 4916 Lone Rd, and Patty Longoria of 2527 Blackmore St spoke in support of the applicant.

Motion by Lynch, supported by Yockey to approve the amended site plan for the fenced containment area at 7916 Gratiot Rd to be used for off-leash dog training as presented.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Hearings:

A. Ordinance Text Amendment – Donation Bins

Iamurri opened the public hearing at 7:25 p.m.

Iamurri explained that the Township Attorney and staff drafted an ordinance to regulate the placement of donation bins. Sika explained that the Township received a request from a company to place a clothing donation bin within the Township. Upon review, the Township Attorney advised that an ordinance should be adopted to regulate donation bins, as no ordinance currently exists. Sika presented the draft ordinance to the Planning Commission for review. He further explained that the Township Attorney recommended adopting an ordinance to address this issue. Iamurri confirmed that the ordinance requires Site Plan Review by the Planning Commission before a donation bin may be placed. Sika stated that the ordinance establishes permitting requirements and specifies the required frequency of donation pickups. He also explained that if a bin is not cleaned up within 24 hours of notification by the Township, the Township may hire a contractor to clean up the area and bill the property owner.

Sharon Maher of 7916 Gratiot Rd inquired whether all business owners on a property must provide permission for a donation bin to be placed on the property. Bird raised the same question. Sika explained that the ordinance requires written permission from the property owner and all tenants before the Planning Commission approves the Site Plan Review.

Carissa Brown of 478 3rd St asked whether there was a limit to the number of times the Township could be required to clean up a donation bin before the bin is removed. Sika explained that the ordinance provides several enforcement options, including removal of the bin or issuance of a citation through the 70th District Court. Brown also asked why the owner of the property is responsible for the bin if they did not place it on the property. Yockey explained that the property owner is responsible because they own the property and are required to provide permission for the bin to be placed there.

Iamurri closed the public hearing at 7:37 p.m.

Motion by Yockey, supported by List to recommend approval of Ordinance 26-Z-02 to regulate the placement of Donation Bins within Thomas Township to the Township Board of Trustees.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

New Business:

A. Approve Capital Improvement Plan and Financial Forecast

Lynch raised concerns as to the estimated cost to repair or replace the Roethke Park Pool.

Motion by Curry, supported by Yockey to approve the Capital Improvement Plan and Financial Forecast as presented.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

B. **Business of the Year Awards**

The Planning Commission was provided with the Business of the Year Award criteria, lists of licensed businesses within Thomas Township, and ballots for voting.

Adjournment:

Motion by Yockey, supported by Lynch to adjourn the meeting at 7:55 p.m.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED