

# MINUTES

**THOMAS TOWNSHIP PLANNING COMMISSION  
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING  
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN  
WEDNESDAY, OCTOBER 18, 2023, 7:00 P.M.**

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

**VOTE      6 YEAS      0 NAYS      1 ABSENT      MOTION CARRIED**

### **Approval of Minutes:**

Motion by Sommers, supported by Yockey to approve the minutes of the September 20, 2023 meeting.

**VOTE      6 YEAS      0 NAYS      1 ABSENT      MOTION CARRIED**

### **Public Hearings:**

#### **A. Rezoning: Dale & Terri Stroebel**

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

Iamurri explained that Dale Stroebel requested rezoning of his properties at 420 S Thomas Rd and 10060 Evans Rd, from B-3, Corridor Business District to B-1, Office and Neighborhood Business District. Sika stated that the proposed rezoning would eliminate two existing nonconformities, and is consistent with the Master Plan, Future Land Use Map. Stroebel explained that he is asking that the parcels be rezoned because the current use is not allowed in the current zoning district.

Iamurri asked for public comment.

Iamurri closed the public hearing at 7:07 p.m.

Motion by Lynch, supported by Sommers to recommend that Parcel 28-12-3-28-4006-000 be rezoned from B-3, Corridor Business District to B-1, Office and Neighborhood Business District.

**VOTE            6 YEAS            0 NAYS            1 ABSENT            MOTION CARRIED**

Motion by Yockey, supported by Curry to recommend that Parcel 28-12-3-28-4006-002 be rezoned from B-3, Corridor Business District to B-1, Office and Neighborhood Business District.

**VOTE            6 YEAS            0 NAYS            1 ABSENT            MOTION CARRIED**

**B. Rezoning: Geoffrey Emede**

Iamurri opened the Public Hearing at 7:10 pm.

Iamurri stated that Geoffrey Emede requested that his property at 8671 O’Hern be rezoned from rezoned from A-1, Primary Agriculture and Conservation Development District to R-1, Residential One-Family, Low Density District. Emede stated that he requested the rezoning so that he will be able to build an accessory building closer to his side property line. The A-1 side yard setback for an accessory structure is 20 feet, while the R-1 side yard setback is 6 feet. Sika explained that the requested zoning is consistent with the Master Plan, Future Land Use Map. Sika also stated that the applicant does have the option to request a variance to allow the structure closer to the property line, but changing the zoning does not require a variance to build the structure where the applicant would like, and is consistent with the Future Land Use Map.

Iamurri asked for public comment.

Iamurri closed the public hearing at 7:16 pm.

Motion by Bird, supported by Yockey to recommend that Parcel 28-12-3-35-2001-004 be rezoned from A-1, Primary Agriculture and Conservation Development District to R-1, Residential One-Family, Low Density District.

**VOTE            6 YEAS            0 NAYS            1 ABSENT            MOTION CARRIED**

**Presentations:**

**A. Site Plan Review: 7868 Gratiot Rd**

Iamurri explained that a new drive-thru restaurant has requested site plan approval for 7868 Gratiot Rd. Anthony Denha of AK Gratiot Development stated that the building will be renovated and the parking lot and drive-thru will be reconfigured and re-stripped. Iamurri expressed concern regarding the current condition of the parking lot. Denha stated that the areas of concern will be milled, patched, sealed, and re-stripped. He also stated that the easement between their property and the neighboring property to the east will remain in place, and the area of pavement that was torn out following the demolition of Long John Silver’s will be re-paved. Sika stated that MDOT has approved the existing driveway configuration. The Planning Commission expressed their desire to know what the planned restaurant will be. Denha explained that it is a large national chain that wishes to remain anonymous until closer to opening for a variety of reasons.

Motion by Bird, supported by Curry to approve the Site Plan as presented.

**VOTE            6 YEAS            0 NAYS            1 ABSENT            MOTION CARRIED**

**Adjournment:**

Motion by Yockey, supported by Curry to adjourn the meeting at 7:51 p.m.

**VOTE      6 YEAS      0 NAYS      1 ABSENT      MOTION CARRIED**