

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, DECEMBER 10, 2025, 7:00 P.M.**

Members Present: R. Iamurri, S. Garvie, D. Bird, S. Yockey, J. Curry, P. Lynch
and K. McDonald
Absent: None
Others Present: D. Sika, Community Development Director
4 Interested Parties

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

Approval of Agenda:

Motion by Lynch, supported by Bird to approve the agenda with the addition of the Capital Improvement Plan.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by McDonald, supported by Garvie to approve the minutes of the October 15, 2025 meeting.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Presentations:

A. Site Plan Review – Elite Express Wash LLC

Greg Turner from Pumford Construction spoke on behalf of Elite Express Wash LLC. The applicant proposed construction of a new touchless car wash at the site of the former Fill & Wash at 7360 Gratiot. All buildings and paving will be removed from the property, and a new two-lane touchless car wash will be constructed. Vacuum stations will be included along the east side of the building. Turner stated that an MDOT driveway permit has been applied for. He also explained that they are working with the Saginaw County Drain Commission and Spicer Group to work out the capacity of the stormwater detention area. The site will be unmanned at most times, and open 24/7.

Motion by Yockey, supported by Lynch to approve the proposed site plan for Elite Express Wash LLC on parcels 28-12-3-25-1005-000 and 28-12-3-25-1053-000 with the following contingencies:

- Approval of the submitted Stormwater Management Plan.
- MDOT approval of the proposed ingress and egress locations.

- Approval by the Thomas Township Assessor of the proposed combination of parcels 28-12-3-25-1005-000 and 28-12-3-25-1053-000.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

A. Approve 2026 Meeting Dates

Motion by Bird, supported by Yockey to approve the 2026 Meeting Dates as presented.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

B. Approve 2026 Capital Improvement Plan

Questions were asked and answered.

Motion by Yockey, supported by Bird to approve the 2026 Capital Improvement Plan as presented.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Adjournment:

Motion by McDonald, supported by Yockey to adjourn the meeting at 7:58 p.m.

VOTE 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED