

MINUTES

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, MARCH 19, 2025, 7:00 P.M.**

Members Present: R. Iamurri, P. Lynch, S. Yockey, D. Bird, S. Garvie, and K. McDonald
Absent: J. Curry
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 Bird, supported by Yockey to approve the agenda as presented.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Garvie, supported by McDonald to approve the minutes of the February 19, 2025 meeting.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Hearings:

A. Special Use Permit – 18.25 – Sand, gravel, or clay pits and quarries: 11299 Dice Rd

Iamurri opened the public hearing at 7:02 p.m.

Matt Hendershot of 13 Clear Lake Dr presented a request for a Special Use Permit to remove sand and topsoil from the property at 11299 Dice Rd to construct an artificial pond. The pond will be two acres in size, and the applicant plans to begin excavation on September 1, 2025. A soil and erosion permit has been applied for through Saginaw County, and will be issued before the project begins. Approximately 2,000-3,000 yards of sand and 5,000-6,000 yards of topsoil will be sold and hauled off-site. Some of the soil being excavated will be used on site to build berms along property lines. Hendershot stated that the road will be swept as needed, and water will be sprayed to keep dust down. The applicant and the Saginaw County Road Commission have agreed that truck traffic from the project will use Dice Rd heading east, and will either turn south on Graham Rd, or north on Curve Rd. The Road Commission has also recommended a bond in the amount of \$15,000 to cover the cost to repair any damages to Dice Rd from the traffic entering and exiting the site. The Planning Commission and applicant agreed that 90 days would be a sufficient amount of time to complete the proposed project. Michelle Holubik of 11345 Dice Rd presented her concerns that the property in question would be developed into a sub-division around the proposed pond. Brian Pennington of 5640 Willowbrook Dr

stated that the pond is being constructed for his personal use, and that he will be building a home on the property in the future.

There was no further public comment.

Iamurri closed the public hearing at 7:22 p.m.

Motion by Yockey, supported by McDonald to approve the Special Use Permit request to remove sand and topsoil from 11299 Dice Rd pursuant to Section 18.25 of the Thomas Township Zoning Ordinance, with the following contingencies:

- 1. The permit period will begin September 1, 2025 and end November 30, 2025.
- 2. A bond or cash deposit of \$15,000 will be required for protection of Dice Rd as recommended by the Saginaw County Road Commission.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

B. Special Use Permit – Childcare Organization: 9883 Sonora Dr

Iamurri opened the public hearing at 7:22 p.m.

Jessica Guidroz of 9883 Sonora Dr presented her request to operate a childcare organization in her home in accordance with section 18.8 of the Thomas Township Zoning Ordinance and Section 125.3206 of the Michigan Zoning Enabling Act. Based on the size of the property, the applicant stated that they would be allowed to care for up to 10 children in her home. The Planning Commission members recommended a 6-foot privacy fence in lieu of trees to screen the back yard play area. Questions were asked and answered.

There was no public comment.

Iamurri closed the public hearing at 7:35 p.m.

Motion by Garvie, supported by McDonald to approve the Special Use Permit request to operate a Childcare Organization for up to 10 children at 9883 Sonora Dr, in accordance with section 18.8 of the Thomas Township Zoning Ordinance and Section 125.3206 of the Michigan Zoning Enabling Act.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

New Business:

A. Hand out copies of the Thomas Township Master Plan for review

Sika stated that he is working with Spicer Group to begin the five-year Master Plan Review process. A representative from Spicer will be at the May Planning Commission meeting as part of this process.

Adjournment:

Motion by Yockey, supported by Lynch to adjourn the meeting at 7:41 p.m.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED