

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, MAY 20, 2026, 7:00 P.M.**

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

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

Approval of Agenda:

Motion by Curry, supported by Garvie to approve the agenda as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by McDonald, supported by Curry to approve the minutes of the April 15, 2026 meeting.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Hearings:

A. Thomas Ridge Plat Review

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

Iamurri explained that RDM Development has presented a plat for a 17-lot subdivision to be located near the northeast corner of Thomas Rd and Frost Rd, and that a public hearing is required to allow comments from the public.

Leland Lewis of 9800 Frost Rd expressed concerns regarding the potential for dust during construction, as well as uncontrolled plant growth and noxious weeds.

Dave Schauman of RDM Development stated that some dust is inevitable, but there will be a water truck on site to keep dust to a minimum. He also stated that the front portion of each lot will be seeded and maintained until construction begins.

There was no further public comment.

Iamurri closed the public hearing at 7:09 p.m.

Motion by Curry, supported by Garvie to recommend that the Thomas Township Board of Trustees grant Final Plat Approval for the proposed Thomas Ridge Subdivision as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Presentations:

A. Site Plan Review – Culver’s

Sika explained that Culver’s has requested site plan approval to add a second drive-thru lane to better handle the large amount of traffic they currently experience.

Motion by Lynch, supported by Yockey to approve the proposed site plan for a redesigned, two-lane drive-thru at the existing Culver’s location at 8100 Gratiot Rd as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Old Business:

A. Master Plan Update

Sika explained that the Township Board approved the updated Master Plan Draft for distribution to all required surrounding jurisdictions and entities. He further explained that there is a 63-day comment period before the Planning Commission can hold a Public Hearing for final approval.

New Business:

A. Thomas Township Event Center

Sika explained that the Thomas Township DPW recently purchased the former Amari Salon at 173 Miller Ct, which backs up to the property behind the DPW garage. By purchasing this property, the DPW gained street access to its property, as well as an existing parking lot and building. The DPW and Township Board chose to keep the building and make minor renovations to convert it into a rental space for events such as graduation parties and bridal showers.

Motion by Curry, supported by Garvie to approve the proposed site plan for the Thomas Township Event Center at 173 Miller Ct as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Communications – Petitions – Citizen Comments:

Multiple residents of N Thomas Rd near Frost Rd expressed concerns that drivers are purchasing beverages at Frost Road Market, drinking them, and then throwing empty bottles and other trash into yards along N Thomas Rd as they drive by. Concerns were also raised about drivers speeding on N Thomas Rd.

Adjournment:

Motion by McDonald, supported by Curry to adjourn the meeting at 7:29 p.m.

VOTE

5 YEAS

0 NAYS

2 ABSENT

MOTION CARRIED