

# MINUTES

**DRAFT**

**THOMAS TOWNSHIP PLANNING COMMISSION  
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING  
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN  
WEDNESDAY, AUGUST 20, 2025, 7:00 P.M.**

Members Present: R. Iamurri, P. Lynch, S. Garvie, S. Yockey, D. Bird, J. Curry and K. McDonald  
Absent: None  
Others Present: D. Sika, Community Development Director  
A. Bicigo, Code Enforcer/Planning Assistant  
5 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 as presented.

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

## **Approval of Minutes:**

Motion by Garvie, supported by Bird to approve the minutes of the July 16, 2025 meeting.

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

## **Hearings:**

### **A. Special Use Permit – Briar Hill Multiple Family Dwellings**

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

Jim Klein of Axiom Consulting Services presented Boufford Builders' request to construct six duplexes on three lots along Briar Hill Ln. Currently, two duplexes are under construction on the individual lots to the south that are identical to the dwellings being proposed. Under the Special Use Permit, four duplexes are to be built on one lot, with the remaining two on two separate lots. Klein explained that this request is necessary due to the Michigan Land Division Act, which only allows a lot to be split up to four times. Sika stated that the other Department Heads reviewed and approved of the proposed site plan. He also suggested contingencies for sidewalks, stormwater review, and legal mechanisms for property maintenance.

McDonald joined the meeting at 7:08 p.m.

Yockey commented on the lack of available housing in the Township. Boufford shared that in the State of Michigan there is a current shortage of over 40,000 homes.

Bob Dennison of 350 McCarthy had questions regarding the forested areas on the parcel. Jim Boufford stated that as many trees as possible would be retained. Dennison also commented on potential tax increases due to the new construction.

There was no further Public Comment.

Iamurri Closed the hearing at 7:15 p.m.

Motion by Yockey, supported by Curry to approve the Special Use Permit for Boufford Builders to construct six Multiple Family Dwellings on Parcels 28-12-3-25-2007-004, 28-12-3-25-2007-005, and 28-12-3-25-2007-006 with the following contingencies:

1. Sidewalks must be constructed across the frontage of the properties following completion of the dwellings.
2. A legal agreement for maintenance must be provided, unless the Township Attorney decides otherwise.
3. A Stormwater Management Plan must be submitted and approved by the Township Engineer.

<b>VOTE</b>	<b>7 YEAS</b>	<b>0 NAYS</b>	<b>0 ABSENT</b>	<b>MOTION CARRIED</b>
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**Adjournment:**

Motion by Yockey, supported by Bird to adjourn the meeting at 7:20 p.m.

<b>VOTE</b>	<b>7 YEAS</b>	<b>0 NAYS</b>	<b>0 ABSENT</b>	<b>MOTION CARRIED</b>
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