

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, SEPTEMBER 17, 2025, 7:00 P.M.**

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

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

Approval of Agenda:

Motion by McDonald, supported by Bird to approve the agenda as presented.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Garvie, supported by Bird to approve the minutes of the August 20, 2025 meeting.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Hearings:

A. Special Use Permit – 389 S Miller Childcare Organization

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

Joe Medina presented their plan to open a daycare facility at 389 S Miller Rd in the former Swan Valley Church of the Nazarene. Iamurri stated that the zoning was recently changed to accommodate this use. Medina stated they would be closing on the property within a couple of weeks, if the permit is approved. He also explained that, due to the structural issues with the roof, they had an engineer examine the building and draft plans to repair it. They estimate they will be licensed for around 100 children, depending on how the layout of the building is changed. Jolene Medina stated the number of staff will be dependent on the number of children on any given day. Concerns were raised regarding the traffic flow during drop-off and pick-up times. Medina stated that, if there are any problems with traffic back-ups, they will find a way to resolve it quickly.

There was no Public Comment.

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

Motion by McDonald, supported by Bird to approve the Special Use Permit as presented for Jolene Medina to operate a Childcare Organization at 389 S Miller Rd, Parcel # 28-12-3-25-3061-001.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Presentations:

A. Preliminary Plat Review – Thomas Ridge

Iamurri clarified that the proposed development will be in the Hemlock School District. Mike Rybicki with MLR Engineering presented the request from RDM Development for Tentative and Final Preliminary Plat Review for a new subdivision known as Thomas Ridge, located on Parcel # 28-12-3-10-3004-014. It will have 17 lots for single family homes. Rybicki stated the lots will be large to allow those who want to build large pole barns to do so within the requirements of the A-1 District. He also stated there is no HOA planned at this point. They estimate a start date in spring of 2026. Rybicki stated they have not received any contact from adjoining residents, even after surveying and staking the property. Sika stated that the Wurtzel Drain will need to be relocated. Rybicki explained that it currently runs under proposed lots 9 and 7. They plan to reroute it to the south property line. When asked, Rybicki stated the lots will be roughly 3/4 of an acre each, and sidewalks will be located on both sides of the road. David Schauman explained that the detention areas for stormwater drainage will be located between the existing homes on the west and the new subdivision to allow drainage from the new and existing parcels.

Motion by Lynch, supported by Bird to approve the Tentative and Final Preliminary Plat Review for Thomas Ridge Subdivision, to be located on Parcel # 28-12-3-10-3004-014.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

New Business:

A. Business of the Year

The Planning Commission was presented with the voting information for the 2025 Business of the Year Award.

Adjournment:

Motion by Lynch, supported by McDonald to adjourn the meeting at 7:44 p.m.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED