



PARALLEL ROAD OVERLAY ZONE

REVISED 4/13/23



LOCATION OF ROADS AND MAP

A proposed Parallel Roads Overlay Area has been established in Thomas Township between Gleaner Road on the west and Thomas Road on the east. Roads may be straight, curvilinear, create access to drives, other streets, cul-de-sacs, and other similar road construction features that may be desirable.

The general location of these roads is shown on the Zoning Map of this ordinance. The described location of these roads is intended to be flexible and open to some interpretation by the Planning Commission. In all cases, the proposed parallel road must extend from the east to west property lines within the overlay area.

Northern Road. The general location of the northern parallel road is intended to be within a .4 mile wide band of land beginning roughly 1,000' north of Gratiot Road and extending north .4 miles.

Southern Road. The general location of the southern parallel road is intended to be within a .18 mile wide band of land located roughly 1,000' south of Gratiot Road extending south .18 miles.

Planning Commission Oversight. The Thomas Township Planning Commission will have the ability to adjust or to modify the location of the roads to meet the intent of this ordinance.

DEVELOPMENT STIPULATIONS

Development stipulations detailed in this ordinance may be amended by Thomas Township as roads are constructed and land is divided.

Master Plan. Development shall proceed according to the goals and objectives for the Township as a whole, commercial land uses and transportation as specified in the Thomas Township Master Plan as amended.

Zoning Ordinance. All requirements of the Thomas Township Zoning Ordinance must be complied with.

Road Design. All roads must be designed and constructed according to the Saginaw County Road Commission standards.

Land Division. All land must be divided according to the requirements of the Thomas Township Land Division Ordinance. At the time of land division, joint access and parking agreements may be required to be recorded with the deed to comply with this ordinance.

PARCEL ACCESS

Location. Parcel access may be determined by an overall access plan adopted by Thomas Township. Individual access is not guaranteed for each property owner, rather reasonable access is guaranteed according to the principles of the Michigan Department of Transportation as described in the Access Management Guidebook, September, 2001, as revised.

Shared access. Shared access may be required at the time of the land division, at the time of development, or at the time of subsequent adjacent development where shared access is feasible and desirable to achieve the intent and purposes of this ordinance. Shared access agreements for construction, location, and maintenance will be required and shall be recorded with the Saginaw County Register of Deeds.

Controlled access. Access may be controlled through the use of traffic control devices such as signals, deceleration lanes, islands, and similar physical and mechanical means.

PARKING

Location. All front yards shall be deemed to be adjacent to Gratiot Road. All parking and loading shall be located in the rear and in some instances side yards of principal structures regardless of the location of the entrance.

Shared parking. Shared parking may be required at the time of land division, at the time of development, or at the time of subsequent adjacent development where shared parking is feasible and desirable to achieve the intent and purposes of this ordinance. Shared parking agreements for construction, location, and maintenance will be required and shall be recorded with the Saginaw County Register of Deeds.

SIDEWALKS

Sidewalks must be constructed on both sides of the road with provisions for handicap accessible crosswalks. Pedestrian safety islands and similar means may be required to ensure the safety of non-motorized traffic.

Time of construction. Sidewalks must be constructed at the same time as the road is constructed even if the adjacent property is undeveloped.

Repair. Adjacent property owners are responsible for sidewalk maintenance and repair, including damage done by construction activity on private property.

STREETLIGHTING

All streets must be lighted according to Thomas Township specifications.

WATER & SEWER

Water and sewer. Water and sewer lines must be installed on all developed lots per Thomas Township specifications.

Hydrants. Fire hydrants and other necessary fire suppression shall be installed according to the specifications of Thomas Township.

GAS, ELECTRIC & CABLE

Bury Lines. All gas, electric and cable lines must be buried according to the specifications of Consumer's Energy or the energy and/or cable company that owns the lines.

Utility boxes. All gas, cable, and electrical boxes must be installed in the side yard behind the front principal building line and screened from view of the street with landscaping or other approved structures.

QUESTIONS...



For additional information, please contact the Thomas Township Offices Zoning Department at (989) 781-0150 or visit our website at www.thomastwp.org

