

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, SEPTEMBER 20, 2023, 7:00 P.M.**

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

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

Approval of Agenda:

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

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Sommers, supported by Curry to approve the minutes of the August 16, 2023 meeting.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Public Hearings:

A. Rezoning: James Hax

Iamurri opened the Public Hearing at 7:02 p.m.

James Hax came before the Planning Commission to request rezoning of parcels 28-12-4-30-2116-000, 28-12-4-30-2118-000, 28-12-4-30-2119-000, 28-12-4-30-2120-000, from R-2, Residential Two Family, Medium Density District to R-3, Residential Multiple-Family, Intensive Low-Rise District. Hax stated his intent to develop the parcels into additional housing, in the form of apartments. Shields Ct residents Madeline Madden, Kylie Madden, Lisa Jameson, and Lisa Orozco spoke in opposition of the proposed rezoning. Increased traffic flow, safety for the children in the neighborhood, increased taxes, decrease of property value, and management of runoff from a possible housing development were reasons given for opposition. Multiple Planning Commission members stated that the Master Plan and Future Land Use Map show that the parcels in question are intended to remain R-2, Residential Two Family, Medium Density District.

Another concern raised was the location of the parcels within the 100 Year Flood Plain. In the event of a flood, higher population density can cause safety concerns if evacuation is needed. The Planning Commission also made it clear that the applicant can currently build single-family or two-family housing without rezoning contrary to the master plan.

Iamurri closed the public hearing at 7:24 p.m.

Motion by Sommers, supported by Bird to recommend that Parcels 28-12-4-30-2116-000, 28-12-4-30-2118-000, 28-12-4-30-2119-000, and 28-12-4-30-2120-000 not be rezoned from R-2, Residential Two Family, Medium Density District to R-3, Residential Multiple-Family, Intensive Low-Rise District.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Presentations:

A. Site Plan Review: C&M Homes

Jeff Rosser spoke on behalf of Marilyn Defrees and C&M Homes, in regards to the proposed site plan for parcels 28-12-3-28-3004-000, 28-12-3-28-3004-002, and 28-12-3-28-3004-003. The intent of the site plan presented is to bring the properties into compliance with current ordinance standards, and to allow up to three model unit manufactured homes to be displayed on site. All three parcels will be updated to include required landscaping, stone pillars with fencing, and proper lighting.

Motion by Sommers, supported by Curry to approve the Site Plan as presented.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

B. Site Plan Review: Hemlock Semiconductor

Andy Ault presented the proposed site plan for Hemlock Semiconductor. The plan includes demolition of multiple structures and construction of others, along with the completion of the sidewalk along Orr Rd.

Motion by Curry, supported by Bird to approve the site plan as presented.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

C. Construction Update: Fire Station and Municipal Office Building

Aerial photographs taken by David Sommers throughout the course of the ongoing construction of the addition to the Thomas Township Fire Station and the new Municipal Office Building were presented to the Planning Commission. Discussion took place regarding the progress being made.

New Business:

A. Business of the Year

The Planning Commission was presented the lists of Large Businesses, Small Businesses, and other organizations to vote on for the 2023 Business, Church, Organization, or Group Appreciation Award.

B. Tentative Date Change for December Meeting

Due to the proximity of the December meeting date to Christmas, it was proposed to change the date of the meeting from December 20, 2023 to December 13, 2023.

Motion by Lynch, supported by Curry to change the date of the December Planning Commission meeting from December 20, 2023 to December 13, 2023.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Adjournment:

Motion by Sommers, supported by Lynch to adjourn the meeting at 8:02 p.m.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED