

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, October 19, 2022, 7 O’CLOCK P.M.**

Members Present: J. Curry, D. Sommers, D. Bird, R. Iamurri, and P. Lynch
Absent: K. Beam, S. Yockey
Others Present: D. Sika, Community Development Director
B. Collison, Planning/Zoning Assistant
5 Interested parties

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

Approval of Agenda:

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

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Mr. Bird, supported by Mr. Lynch to approve the minutes of the September 21, 2022 meeting.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Presentations

A. Dicks Last Resort Façade Update

Cody Benish from Moltus Building Group was present at the meeting to explain the update Dicks Last Resort. Cody explained that there is going to be a total redo of the outdoor exterior. It will be an update to the whole building which will include upgrades to the façade for any future tenant. It was reviewed by all Departments and approved with no questions. Motion by Mrs. Curry and supported by Mr. Sommers.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

YEAS: Iamurri, Curry, Lynch, Bird, Sommers

NAYS: None

ABSENT: Beam, Yockey

B. Trash Carts in the front yard.

An update was given on the trash carts in the front yard. Mr. Sika had asked the board if we want to keep the ordinance the same or add some changes to it. Motion by Mr. Bird, supported by Mr. Lynch

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

YEAS: Iamurri, Lynch, Sommers, Bird, Curry

NAYS: None

ABSENT: Beam, Yockey

Sign Board of Appeals:

A. Kluck's Nursery's new sign

John Eggers from Sign Image spoke on behalf of Kluck's Nursery. Mr. Eggers stated that Kluck's sign right now is 26 FT from the road right of way and they are requesting to move it to 33 FT from the road right of way. Mr. Eggers stated that this is farther back than required for the road right of way. Moving the sign back will make the sign a little less visible from where it is now, but it will not affect the visibility of traffic. Mr. Eggers stated that 90% of the traffic comes from Gratiot and that due to the road being bumpy it acts as a natural speed bump and slows traffic down anyway, so the sign should not cause any problems. Mrs. Curry drove by the location of the sign before the meeting to get a visual of where the new sign would be and stated that she didn't think there would be any problems moving

it back to the 33 FT instead of where it is now. After discussion, Mr. Iamurri read the Sign Board of Appeals checklist questions with the voting as follows:

SIGN BOARD OF APPEALS CHECKLIST AFFIRMATIVE FINDINGS

The Sign Board of Appeals must determine an affirmative finding of fact in each of the following categories to consider a variance request. If any of the findings of fact are answered with a “no”, further discussion of the variance request may not take place and the variance must be denied. Every finding of fact shall be supported in the record of proceedings of the Board.

1. *The alleged hardships or practical difficulties are:*

- Exceptional and peculiar to the property or the person requesting the variance, and
- Result from conditions that do not generally exist throughout the Township

Yes No

Reason: it was a unique location for the sign, moving it 6FT back from the current location. It brought the sign more into compliance. No businesses or homes on this side of the road for ¼ mile. Hills and trees would block the view of the sign.

2. The alleged hardships or practical difficulties or both that will result from a failure to grant the variance include:

- Substantially more than an inconvenience, or an
- Inability to attain a higher financial return

Yes No

Reason: Makes it easier for customers to locate the business, and safer for cars trying to find the business.

3. By not allowing the variance, it will result in a substantial injustice being done considering the following:

- The public benefits intended to be secured by the code,
- The individual hardships that will be suffered by a failure of the Sign Board of Appeals to grant a variance, and
- The rights of others whose property would be affected by allowing the variance, and will not be contrary to the public purpose of this chapter.

Yes No

Reason: It is a unique situation since the sign will be further back than the existing sign is now. Safer for cars trying to find the business.

Because the checklist passed all three questions a motion by Mr. Sommers, supported by Mrs. Curry to grant the sign variance of placing a ground-mounted sign 10 FT closer to the road right of way than allowed

VOTE

5 YEAS

0 NAYS

2 ABSENT

MOTION CARRIED

YEAS: Lynch, Bird, Sommers, lamurri, Curry

NAYS: None

ABSENT: Beam, Yockey

Adjournment:

Motion by Mr. Lynch, supported by Mr. Bird to adjourn the meeting at 8:23 p.m. Motion carried.