

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
THURSDAY, December 1, 2022, 7 O’CLOCK P.M.**

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

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

Approval of Agenda:

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

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Approval of Minutes:

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

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Hearings

A. Rezoning Request- 150 N. Miller (Requested by Mr. Mark Wall of Cobblestone Builders LLC to change from B-3 zoning to B-1 zoning)

Mr. Wall of Cobblestone presented the request for a zoning change to the property located at 150 N. Miller Road. Mr. Sika stated that the parcel in question is currently zoned B-3, which is the same as all of Gratiot Road. He then stated that he added the uses of both B-3 and B-1 zoning in the packet so the members could see the difference in uses with them both. Mr. Wall then took the podium. He talked about the property and how he wanted to rezone it from B-3 to B-1. He stated that the reason is that they don't feel like another convenience store or gas station would be a good use for the property. He stated they don't have any plans set in stone for the property other than getting it rezoned first. The board members approved this so now it will move onto the Township Board meeting on January 9th, 2023.

Motion by Mr. Yockey, Supported by Mr. Sommers to approve the rezoning request.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

YEAS: Beam, Curry, Yockey, Lynch, Bird, Sommers

NAYS: None

ABSENT: lamurri

Presentations

A. Garber Site Plan Review (Requested by Mr. Tim Bebee representing Garber Chevrolet at 8800 Gratiot)

Mr. Tim Bebee was here to represent Garber Chevrolet for the site plan review of the addition to the building which will be their new paint room. Mr. Bebee stated that Garber is working with the fire chief to make sure they have the proper fire suppression system and that there are enough fire hydrants for the property. They also have some other changes to make to this property. Mr. Bebee stated that there will be a 2-hour firewall and will have fire doors between the existing building and the current building that will be part of the fire system in place to ensure safety. This will make sure that the fire is contained where it started. Mr. Bebee is looking to get approval so that they are able to start the footings and foundation before the weather gets too bad.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

YEAS: Beam, Yockey, Lynch, Sommers, Bird, Curry

NAYS: None

ABSENT: lamurri

Motion by Mr. Yockey, Supported by Ms. Beam to approve the site plan review for an addition onto the north end of the existing Garber building with any contingencies put in place by the fire chief and township.

Old Business

A. Review of Master Plan Goals and Objectives

Mr. Sika explained that the goals and objectives need to be reviewed to make sure that they aren't straying away from the goals and objectives set in place to help make sure they are doing what they are supposed to. No vote was needed on this.

B. Trash can ordinance text amendment draft.

Mr. Sika talked about the amendment draft that the Township is looking to put into place once the Township switches to the new Waste cans provided by Waste Management. This amendment states that community members are allowed to build an enclosure to store their trash containers without them being seen from the road or the neighbors being able to see them. Mr. Sika stated that if this was an aggregable draft amendment then they would set up a public hearing in the future to get the process of voting on this amendment and then it will be sent to the township board for approval.

New Business

A. New Ordinance "Special Event" (discuss only)

Mr. Sika explained that every year business up and down Gratiot have special events which include tent sales, and customer appreciation, and American Gasser has an annual hot rod show they put on. This new ordinance would help regulate special events to a certain extent. The ordinance is from Iosco County, but Mr. Sika feels that it will be the best-fit ordinance to use for our township. He stated that we can always modify the ordinance if we need to as this is just a draft.

B. Approval of the 2023 Meeting Dates

The meeting dates were looking over the scheduled 2023 meeting dates. No member had an issue with any of the dates except Mr. Yockey who stated that he would not be available for the November 15, 2023 meeting. The rest of the board stated that they shouldn't have a problem so no dates needed to be changed.

Motion by Mr. Sommers, supported by Mrs. Curry to approve the 2023 meeting dates as listed.

VOTE 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

C. Thomas Township Christmas Party

Mr. Sika informed the board that the annual Thomas Township Christmas Party will be held on December 14th, 2022 at 4:00 P.M. in the DPW garage. He let the board know that they were all invited and that we hope to see them there. Ms. Beam asked what day of the week the party was on and Ms.

Collison let her know that it was Wednesday. Mr. Sika then stated that the TTBA also has its Christmas party that day. He said that the party was at The First State Bank and will start at 5:00 P.M.

Adjournment:

Motion by Mr. Yockey, supported by Mr. Sommers to adjourn the meeting at 7:45 P.M. Motion carried.