

## MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION  
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING  
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN  
WEDNESDAY, MARCH 17, 2021, 7 O’CLOCK P.M.**

In accordance with MDHHS Emergency Order of March 5, 2021 “Gatherings and Face Mask Order” as well as MCL 15.263a allowing for electronic remote access..

Members Physically Present: R. Iamurri, D. Sommers, P. Lynch, and J. Curry  
Members Present via “Zoom”: D. Bird (Saginaw), and S. Yockey (Saginaw)  
Members Absent: K. Beam  
Others Physically Present: D. Sika, Community Development Director  
C. Watt, Planning Assistant/Code Enforcement Officer and several interested parties.  
Others Present via “Zoom”: Two interested parties

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

### **Approval of Minutes:**

Motion by Mr. Yockey, supported by Ms. Curry, to approve the minutes of February 17, 2021 as presented.

|             |   |               |                 |                       |
|-------------|---|---------------|-----------------|-----------------------|
| <b>VOTE</b> | <b>6 YEAS</b>   | <b>0 NAYS</b> | <b>1 ABSENT</b> | <b>MOTION CARRIED</b> |
|             | <b>YEAS:</b> Sommers, Bird, Iamurri, Lynch, Curry, Yockey |               |                 |                       |
|             | <b>NAYS:</b> None   |               |                 |                       |
|             | <b>ABSENT:</b> Beam                                       |               |                 |                       |

**Hearings:**

**A. Approval of Proposed Master Plan Update**

Public Hearing was opened by Mr. Iamurri at 7:06 p.m. There was no public comment so the hearing was then closed at 7:07 p.m. Motion by Mr. Lynch, supported by Mr. Sommers to approve Resolution 21-01 (Addendum 1) for the approval of the Master Plan Update as presented.

**VOTE                  6 YEAS                  0 NAYS                  1 ABSENT                  MOTION CARRIED**

**YEAS:** Iamurri, Lynch, Curry, Yockey, Sommers, Bird

**NAYS:** None

**ABSENT:** Beam

**B. Special Use Permit Requested by Mr. Justin Smith of 4300 N. Orr Rd for removal of sand/soil; Ordinance Section 18.25; Sand, Gravel or Clay Pit Quarries.**

Mr. Iamurri opened the Public Hearing at 7:10 p.m. Steve, from Graebner Excavating was present and explained that the previous company who was to do this work starting in August of 2020 had failed to begin/complete the project as originally promised to Mr. Smith. That along with issues of the family being affected by Covid-19 has brought them to this request to complete the removal of the sand and soil to complete the pond on the property. It was explained by Mr. Sika that only one extension is allowed for the Special Use Permit and the time limit to complete the removal of the materials is a maximum of sixty (60) days no more. Steve from Graebner gave a start date of April 19, 2021 for the removal of the materials if the Planning Commission approved the request.

Motion by Mr. Lynch, supported by Ms. Curry to grant the Special Use Permit for the removal of sand/soil at 4300 N. River Road beginning on April 19, 2021 to be completed by June 17, 2021 (sixty days).

**VOTE                  6 YEAS                  0 NAYS                  1 ABSENT                  MOTION CARRIED**

**YEAS:** Bird, Iamurri, Lynch, Curry, Yockey, Sommers

**NAYS:** None

**ABSENT:** Beam

**C. Rezoning request by Great Lakes Homes for parcel 28-12-3-23-3000-002; commonly known as 8725 Geddes Road, from existing A-1; Primary Agriculture and Conservation Development District to R-1; Residential One-Family, Low Density District.**

The Public Hearing was opened at 7:22 p.m. by Mr. lamurri. Mr. Terry Gregory of Wm. Kibbe Associates addressed the Planning Commission on behalf of Great Lakes Homes. He stated the developer purchased this property in hopes of building residential condo units. A-1 zoning requires the lots to be one acre in size so this was not economically feasible for that reason. In looking at the Future Land Use map for this area, it does show it as low density residential so the developer would like to get the property zoning changed. Mr. Sika added that currently the parcel is zoned agriculturally which does allow for single family homes but the lot requirement is one acre. Changing to residential zoning reduces that requirement to 14,000 square feet. Mr. Sika asked Mr. Gregory what the intended lot size would be if the zoning is to be changed to residential for this development. Mr. Gregory said approximately ½ an acre or thereabout which makes it more economically feasible for the developer. Mr. Sika added that the Master Plan does show the area to be residential so the request to rezone is consistent with that. Mr. Gregory stated that the entire parcel is about forty acres which they are requesting the rezoning for. Thirty-eight acres would be used for development. Mr. lamurri noted that a letter had been received from Mr. Nicholas Wilson of 8562 Geddes Road (see Addendum 2) with several questions. Mr. lamurri read aloud the bullet points/questions listed. There was discussion on a few of the points such as sidewalks connecting to Miller Road; Mr. Sika responded that they will be present within the development itself but not to Miller Road. The concern with the traffic increase; it was noted that the SCRC did host the first meeting and has reviewed the development and are okay with any effects on traffic. There is no plan to reduce speed as they must feel it is not necessary. The question was also asked about a buffer lane. Mr. Gregory noted that they would be completing all roads to SCRC standards. He thought that in the future there was a plan to redo Geddes in the long term. A copy of the letter from Mr. Wilson was given to Mr. Gregory for full review. Mr. lamurri asked for any further public comment. Mr. Nicholas Wilson of 8562 Geddes was present via “Zoom” and had no further comment other than those already provided to the Planning Commission. Mr. lamurri closed the hearing at 7:35 p.m.

Motion by Mr. Lynch supported by Ms. Curry to recommend approval of the rezoning of parcel 28-12-3-23-3000-002 to the Thomas Township Board from the current A-1 Zoning to the requested R-1 Zoning.

**VOTE:                      6 YEAS                      0 NAYS                      1 ABSENT                      MOTION CARRIED**

**YEAS:** Sommers, Bird, lamurri, Lynch, Curry, Yockey

**NAYS:** None

**ABSENT:** Beam

## Presentations:

### **A. Great Lakes Homes is requesting site plan approval for the construction of forty-five (45) condominium units (in three phases) on parcel 28-12-3-23-3000-002.**

Mr. Gregory stated the development in question will be Maple Creek and is to be completed in three phases. The first phase will be sites 1-16. The sanitary sewer has been extended along the west property line and every unit will be served with sanitary sewer. There is an available watermain along Geddes which will be looped in the development. A detention pond will be located on the property and be completed during Phase 1. The road into the development is designed for traffic calming and will have a round-a-bout as well. There is at this time no plan to develop to the west but the stub road was requested in case there may be in the future. The development will have nicer custom homes of 2500-3000 square feet. They will have the three required trees along the front between the sidewalk and roadway for each site. There will be an extension to the sidewalk in front of the two parcels located along Gratiot. It may be larger in width for any potential future trail that may go by there. The contingency for a pedestrian pathway between units 43 and 44 has been addressed and completed on the plans. A gravel or wood chipped surface will be put on the pathway from the sidewalk at the road between lots 43 and 44 and will run to the southwest corner of the detention area. The easement for the watermain will show the trail out to Kennely Road as well. Work on the development may begin as early as this fall. The development will have a HOA but will mainly follow the same “rules” as the Township. Mr. Iamurri asked for any comments or questions from the public. Mr. Nicholas Wilson, who was attending via “Zoom” did state again that he had outlined his concerns in the letter he had submitted and he does want to see improvements in the community but he feels Geddes is extremely busy traffic-wise and this will only add to it. He is also concerned with the headlights that will be shining into his home from the residents exiting the development. Mr. Gregory explained that it is difficult to control traffic regardless of the development. Mr. Sika added that SCRC was part of the review meeting and they were satisfied. The Township has no control over the speed on the road and cannot change it. Mr. Bird asked if the speed issue could be addressed with the Thomas Township Police. Mr. Sika said he can make Chief Fong aware of the concerns expressed. Mr. Gregory also suggested that Mr. Wilson write a letter to the SCRC addressing his concerns with the speed on the road. Mr. Wilson asked again about addressing his concern with headlights shining in his home. Mr. Gregory explained that the design was done based on the restrictions given by the Road Commission.

A motion by Mr. Lynch, supported by Ms. Curry to approve the site plan presented by Great Lakes Homes for construction of a forty-five unit condominium development on parcel 28-12-3-23-3000-002 with the following contingencies:

- Township Board of Trustees approval of the re-zoning request.
- Approval of the Saginaw County Road Commission.
- Full compliance with all provisions found in the Thomas Township Zoning Ordinance related to development of a single-family home development.
- Approval of the Storm Water Ordinance provisions for the development. Submission of a storm water review application and payment for the site.
- A wood chip trail from Kennely to south of the condo site on the watermain easement is requested.

- Approval of the Master Deed by the Thomas Township Attorney and Thomas Township.
- All other requirements related to land development found in the Thomas Township Ordinance.

**VOTE:                    6 YEAS                    0 NAYS                    1 ABSENT                    MOTION CARRIED**

**YEAS:** Yockey, Sommers, Bird, Iamurri, Lynch, Curry

**NAYS:** None

**ABSENT:** Beam

**New Business:**

- A. Discussion per Township Attorney related to Caregiver Medical Marihuana/Home Occupation**  
 Information was provided to the Planning Commission regarding three new rulings by the Courts concerning regulating Caregivers who grow Medical Marihuana. Mr. Sika explained that this has become an issue as the Police Department is receiving several complaints from neighbors of caregivers in regards to the odor emitted from their Marihuana plants. The information gives a better way to regulate the plants as to not cause a nuisance from the odor in neighborhoods. This is for review only at this time.

**Adjournment:**

Motion by Mr. Yockey, supported by Mr. Bird, to adjourn the meeting at 8:30 p.m.

**VOTE                    6 YEAS                    0 NAYS                    1 ABSENT                    MOTION CARRIED**

**YEAS:** Lynch, Curry, Bird, Iamurri, Sommers, Yockey

**NAYS:** None

**ABSENT:** Beam



**THOMAS TOWNSHIP  
COUNTY OF SAGINAW, MICHIGAN  
RESOLUTION NO. 21-01**

**PLANNING COMMISSION RESOLUTION TO UPDATE MASTER PLAN**

At a regular meeting of the Thomas Township Planning Commission, held on the 17<sup>th</sup> day of March, 2021 at 7:00 o'clock p.m. Michigan Time.

PRESENT: Iamurri, Sommers, Lynch, Curry, Bird, Yockey

ABSENT: Beam

Lynch offered the following resolution and moved for adoption. The motion was seconded by Sommers.

WHEREAS, the Michigan planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared an updated Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on December 7, 2020, the Thomas Township Board received and reviewed the updated Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan update to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission held a public hearing on March 17, 2021 to consider public comment on the updated Master Plan, and to further review and comment on the updated Master Plan;

WHEREAS, the Planning Commission finds that the updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2021 Master Plan update.** The Planning Commission hereby approves and adopts the updated 2021 Master Plan, including all of the chapters, figures, maps and tables contained therein.
2. **Distribution of Township Board and Notice Group.** Pursuant to MCL 125.3843 the Township Board has not asserted by resolution its right to approve or reject the updated Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of March 17,

3. 2021. In addition, the Planning Commission approves distribution of the adopted amendments to the Township Board and Notice Group.
4. **Findings of Fact.** The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Township Board and public hearing, and with the assistance of a professional planning group, and finds the updated Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in Thomas Township.
5. **Effective Date.** The updated Master Plan shall be effective as of the date of adoption of this resolution.

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

NAYS: None

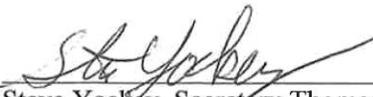
ABSTENTIONS: None

ABSENT: Beam

The Chair declared the resolution adopted.



Rod Iamurri, Chairman Thomas Township Planning Commission

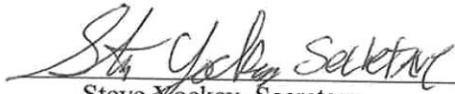


Steve Yockey, Secretary Thomas Township Planning Commission

IN THE STATE OF MICHIGAN}  
COUNTY OF SAGINAW}

I, Steve Yockey, the duly elected and acting secretary of the Thomas Township Planning Commission, hereby certify that the foregoing constitutes a true copy of a resolution passed at a regular meeting of the Thomas Township Planning Commission, Saginaw County, Michigan, held on March 17, 2021, at which time a quorum of members were present as indicated in the said minutes and voted therein set forth; that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.

**IN WITNESS WHEREFORE**, I have hereunto fixed my official signature this 17<sup>th</sup> day of March, 2021.

  
Steve Yockey, Secretary

To Whom it May Concern,

Comments, Questions and Concerns Regarding the Proposed Rezoning of 8725 Geddes Road

The below bullet points are in no particular order:

- Proposed rezoning and future complex will reduce privacy for surrounding neighbors
- Proposed rezoning and future complex will increase noise for surrounding neighbors
- Many existing residents enjoy the scenery and wildlife, the proposed complex will reduce these
- This will create a less rural environment and more of a suburban environment. Current location and zoning supports a rural “feeling” within the local community
- Will there be sidewalks connecting to Miller Road access?
  - If so, which easement will it be located on, North or South side of Geddes?
- Large increase in traffic (45-unit complex)
  - Geddes is extremely busy; it is a main thoroughfare for HSC employees, as well as many other local and extended residents
  - Adding a complex of this size increases the risk of vehicle accidents and pedestrian strikes, especially near a 55MPH to 40MPH transition
  - Will there be a buffer/turning lane on shoulder/road to allow for safe entry and exit into complex? If so, how will this impact local residents?
  - Where will the proposed entrance be, relative to local residents (adjacent to and across the street)?
- How will this development impact taxable values in local vicinity?
  - If my taxable value increases, who will pay for that?
- How will this development impact the market values in the local vicinity?
  - If my market value decreases, who will cover the difference?
- What utility requirements will be established?
  - Will existing residents be forced to hook up to sewer?
  - Will existing residents be forced to pay for buried electrical lines, since this is a new development?
- What are the benefits to the local (immediate vicinity) residents?
- Will there be an HOA associated with this complex?

Sincerely,

Nicholas R. Wilson  
8562 Geddes Road  
Saginaw, MI 48609  
16-MAR-2021