

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, APRIL 20, 2022, 7 O’CLOCK P.M.**

Members Present: P. Lynch, D. Sommers, S. Yockey, D. Bird and J. Curry
Members Absent: K. Beam, R. Iamurri
Others Present: D. Sika, Community Development Director
C. Watt, Planning Assistant/Code Enforcement Officer
T. Albanese, Carter Lumber Corporate, Ohio

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 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Mr. Sommers, supported by Mr. Yockey to approve the minutes of the March 16, 2022 meeting.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

Presentations

A. Site Plan Review-Carter Lumber; proposed addition of a cold storage building.

Mr. Tim Albanese of Carter Lumber presented the site plan for the addition of a cold storage building to the north of the main building. Mr. Albanese explained that this building will be used for special orders that will be loaded on the Carter Lumber trucks for delivery at the loading dock that will be in front of the building. This loading dock will be concrete pavement. Due to the nature of the use of this building, Carter Lumber is requesting that they be allowed to use a gravel surface on the other areas around the building since this building will not be accessed by the public but will be employee occupied and for the loading of special orders only. After discussion among the Planning Commission members, they felt that this was a reasonable request given the use intended for this proposed building. It was also noted that as part of any approval, the fire hydrant location and access to it must be satisfactory to the Fire Department. Mr. Albanese stated that he will be in contact with the Township to get the information for the Fire Chief, Mike Cousins, so he can set up a meeting to ensure that this requirement is met. Mr. Sika also stated that after discussion with Mr. Albanese it is our understanding that the billboard is under lease until September of 2022 and at that time it will either be removed or be brought into compliance, the Planning Commission agreed.

Motion by Mr. Sommers, supported by Mr. Bird to approve the site plan from Carter Lumber for the proposed storage building with approval of the request for gravel to be used in areas shown (except for the loading dock, which is to be concrete) due to the nature of the use and lack of public access to this area along with the following contingencies:

1. Nearest fire hydrant/fire hydrant location not satisfactory-must contact Fire Chief, Mike Cousins at (989) 781-4141 and meet this requirement.
2. An illumination plan is required that shows all lighting and any proposed lighting. All lights must be box type directed to the parking or walking areas and cannot be seen from any side, front or rear property line. The lighting plan must be designed to eliminate any direct light source from shining from a business or development onto roads, highways or adjacent parcels.
3. A soil erosion permit if needed can be obtained from the Saginaw County Department of Public Works.
4. The non-conforming billboard in front of the property will be removed or brought into compliance at the end of the current lease (September 2022).
5. Approval of the storm water review.

VOTE 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED

YEAS: Curry, Yockey, Sommers, Bird, Lynch

NAYS: None

ABSENT: Beam, lamurri

Administrative Review:

Mr. Sika made the Planning Commission aware of a recent Administrative Review for Homecraft located at 10255 Gratiot Road. They received approval by all departments at the Township after an Administrative Review to add a display building behind their main office.

Old Business:

A. Review of Snow Removal Ordinance.

Mr. Sika reminded the Planning Commission that at a previous meeting the topic of changing the current snow removal ordinance had been discussed. This evening for review and discussion, a copy of the ordinance used in Ypsilanti has been included in the packets. The Planning Commission were asked to take a look at it and see if there is anything that might need to be changed to suit Thomas Township. After discussion, the Planning Commission would like the ordinance enforceable for both residential and business properties in the Township. It is hoped that after reviewing and making any changes the text amendment can be brought before the Planning Commission for a hearing within the next few months so it can be utilized by next winter.

New Business:

A. 2022 Business/Organization of the Year.

The Planning Commission was provided with a list of large and small businesses, a list of churches and organizations, criteria for selection, scoresheet and a list of previous winners for the Business/Organization Of the Year. They were asked to review the information, make their selections and return the information to Mrs. Watt by the next meeting on May 18, 2022. Once the votes are calculated and winners selected, a time for presentations will be set up in June.

B. Discussion Only-Possible Text Amendment for Parking Lot Maintenance.

Mr. Sika brought to the attention of the Planning Commission an issue that code enforcement has been faced with in regards to repair of parking lots and/or the general upkeep. After a recent complaint regarding an unsafe condition in a parking lot that was full of holes, cracks and issues where a hole had formed near the catch basin it was discovered that the current ordinance does not give a lot of specifics. A sample of an ordinance was presented that is a good representation of what the Township will consider. After review of photographs presented of damaged areas in parking lots and discussion by the Planning Commission members, it was decided that they are in favor of such an ordinance and feel that we should move forward on developing one.

Adjournment:

Meeting was adjourned by Vice-Chairman Lynch at 7:58 p.m.