

**MINUTES**

**DRAFT**

**THOMAS TOWNSHIP PLANNING COMMISSION  
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING  
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN  
WEDNESDAY, NOVEMBER 20, 2024, 7:00 P.M.**

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

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

**Approval of Agenda:**

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

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

**Approval of Minutes:**

Motion by Yockey, supported by Curry to approve the minutes of the August 21, 2024 meeting.

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

**Hearings:**

**A. Special Use Permit – Carrier Motors**

Iamurri opened the public hearing at 7:07 p.m.

Joe Carrier presented his request for a Special Use Permit to operate a Used Automobile Sales Lot at 8235 Gratiot Rd. He stated that there will be landscaping improvements, the dilapidated garage on the east side of the property will be demolished, and in its place a dumpster enclosure will be built in compliance with the Thomas Township Ordinance. There will also be benches and trash cans installed along the west property line to provide separation between the parking lot and the Thomas Township Trail.

There was no public comment.

Iamurri closed the Public Hearing at 7:14 p.m.

Motion by Yockey, supported by Curry to approve the Special Use Permit request for Carrier Motors to operate a Used Automobile Sales Lot at 8235 Gratiot Rd, Parcel Number 28-12-3-26-4064-001.

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

**B. Text Amendment – Renewable Energy Ordinance**

Iamurri opened the public hearing at 7:15 p.m.

Sika explained that he worked with the Township Attorney to write a text amendment to incorporate the new state law PA 233 of 2023 into the Thomas Township Ordinance, while still retaining the existing standards for siting renewable energy projects under the size regulated by the new law. Yockey voiced concern regarding the scope of the new law, and presented information on a current lawsuit attempting to overturn PA 233 of 2023. Sika explained that, even though the lawsuit has been filed, the law is still in effect, and the ordinance should be changed to reflect this. If the ordinance is not changed, then a developer could bypass the Township and apply directly to the State for approval.

There was no public comment.

Iamurri closed the Public Hearing at 7:27 p.m.

Motion by Yockey, supported by Curry to recommend approval of the proposed text amendment as presented below to the Thomas Township Board.

**ORDINANCE NO. 24-Z-03  
THOMAS TOWNSHIP  
SAGINAW COUNTY, MICHIGAN**

**AN ORDINANCE TO AMEND CHAPTER 18 “SPECIAL LAND USE REQUIREMENTS” OF TITLE 10 “ZONING REGULATIONS” OF ORDINANCE NO 98-G-05, “CODE OF THE TOWNSHIP OF THOMAS” BY ADDING THERETO SECTION 18.38, “RENEWABLE ENERGY”; TO PROVIDE FOR REPEAL AND SAVINGS PROVISIONS; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR PUBLICATION AND EFFECTIVE DATE.**

The Township of Thomas, Saginaw County, Michigan hereby ordains:

**Addition of Section 18.38, “Renewable Energy”**

Section 1. That Chapter 18, “Special Land Use Requirements” of Title 10, “Zoning Regulations” of Ordinance No. 98-G-05, “Code of the Township of Thomas” is hereby amended by adding thereto Section 18.38, “Renewable Energy” to read as follows:

Section 18.38. Renewable Energy.

a. The following provisions of State law are hereby incorporated by reference and made a part of this Ordinance as if each word, paragraph, and part thereof were recited herein:

MCL 460.1013 as amended by 2016 PA 342 and  
MCL 460.1221 being 2023 PA 233 et seq.

b. All renewable energy systems and facilities covered by 2023 PA 233 shall follow the developmental standards for site plan review contained in the Zoning Regulations.

c. Energy storage facilities shall be permitted in the Manufacturing District subject to the site plan review developmental standards therein.

**Repeal and Savings Provision**

Section 2. That all ordinances and parts of ordinances in conflict with this ordinance are hereby repealed; provided, however, any administrative or judicial proceeding commenced under any provision hereby repealed shall continue to a final decision as if such provision had not been repealed.

**Severability**

Section 3. That if any provision hereof finally is declared illegal or invalid for any reason by a Court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect.

**Publication and Effective Date.**

Section 4. That this ordinance shall become effective thirty (30) days after publication thereof.

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

**New Business:**

**A. Parks and Recreation 5 Year Plan**

Corriveau presented the Thomas Township Parks and Recreation 5 Year Plan. He explained that the state requires Townships to maintain a 5 Year Plan to apply for grants. To receive a grant for a project, it must be listed in the plan. The plan must be approved by the Parks Commission, Planning Commission, and Board of Trustees before it is submitted to the state for approval. Questions were asked and answered.

Motion by Lynch, supported by Yockey, to approve the Parks and Recreation 5 Year Plan.

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

**B. Review Planning Commission Bylaws**

Sika explained that the State of Michigan requires Planning Commissions to maintain bylaws. Currently, the Thomas Township Planning Commission’s rules are listed in the ordinance, but should be adopted as bylaws separate from the ordinance. The proposed bylaws will be presented at a later meeting for approval.

**C. Approve 2025 Meeting Dates**

Motion by Lynch supported by Curry to approve the 2025 meeting dates as presented.

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

**D. Approve 2025 Capital Improvements**

Motion by Lynch, supported by Yockey to approve the 2025 Capital Improvements Plan.

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

**E. December Meeting Date Change**

Motion by Lynch, supported by Garvie to move the December meeting from December 18, 2024 at 7:00 p.m. to December 11, 2024 at 7:00 p.m., if needed.

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

**Adjournment:**

Motion by Yockey, supported by McDonald to adjourn the meeting at 7:57 p.m.

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