

MINUTES

DRAFT

**THOMAS TOWNSHIP PLANNING COMMISSION
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
WEDNESDAY, JUNE 19, 2024, 7:00 P.M.**

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

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

Approval of Agenda:

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

VOTE 5 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Approval of Minutes:

Motion by Sommers, supported by Bird to approve the minutes of the May 15, 2024 meeting.

VOTE 5 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Presentations:

A. Site Plan Review – Jimmy John’s

Neil Frank of Wolgast, speaking on behalf of Russel Elias, presented their site plan to construct a Jimmy John’s restaurant at 7834 Gratiot Rd. Currently Elias owns two other Jimmy John’s locations in Saginaw. Frank stated that there will be a drive-thru at this location, which is not common for Jimmy John’s. He also explained that there is a shared parking and access easement between this parcel and the neighboring parcel. As proposed, the existing shared driveway on the neighboring parcel will remain, and a right turn in/right turn out driveway will be constructed on the Jimmy John’s parcel, pending approval from MDOT.

Motion by Lynch, supported by Sommers to approve the site plan to construct a Jimmy John’s restaurant at 7834 Gratiot Rd with the following contingencies.

1. A driveway permit must be issued by MDOT for the proposed ingress and egress.
2. Stormwater management review will be required.

3. Per Trevor Schultz, an RPZ will be required at the point of service inside the new building, to be tested at startup and every year after. Test reports are to be submitted to the DPW Director's Office.

VOTE 5 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

Adjournment:

Motion by Sommers, supported by Curry to adjourn the meeting at 7:33 p.m.

VOTE 5 YEAS 0 NAYS 1 ABSENT MOTION CARRIED