

parking spaces would be Planet Fitness in his opinion. He reiterated that CSL Plasma does not encourage loitering and would have no objection to providing another bench at the bus stop at Green Acres Plaza. Mr. Gombar inquired about the option of a bus stop enclosure for inclement weather. Mr. Gombar also stated that Saginaw's STARS bus system is currently proposing to consolidate routes by dropping from 11 to 7 local bus routes and he feels there will not be that many people using the bus system to specifically get to CSL Plasma. Mr. Gombar believes most of CSL Plasma's donors will be driving, walking or riding bikes. Mr. Sory stated he too believes the majority of donors will be arriving via private vehicles or bicycles and that every center has a landlord who will also help address the loitering issues. Mr. Gombar inquired why CSL Plasma chose the location at Green Acres Plaza. Mr. Sory stated they need at least a 10,000 to 12,000 square foot building for their business. Mr. Fahndrich inquired as to what is CSL Plasma's biggest challenge. Mr. Sory stated it would be keeping a steady supply of donors. Mr. Fahndrich also inquired how many donors are projected for this location. Mr. Sory stated after three years they would expect approximately 200 donors a day. Mr. Sory then stated CSL Plasma's hours of operation were from 7 am to 7 pm Monday through Friday. Saturday and Sunday the hours of operation are 8 am to 4 pm. Typically a donor could receive approximately \$300 a month if they donated twice a week. Mr. Gombar asked if the planning commission could see the proposed layout of the site. Mr. Sory presented a copy of the pre-preliminary site plan to each planning commissioner and staff. Mr. Sory also stated medical waste is stored and collected in the rear of the building. They average 25/30 employees overall and the largest shift would have approximately 25 employees. With a quick calculation, Mr. Gombar stated approximately 82 parking spaces would be needed. Staff reminded the Planning Commission that, while we are aware that this particular user is interested in locating at Green Acres, we are drafting a potential zoning ordinance change that will impact the entire Township so it needs to be written in such a way as to address all our concerns, regardless of how CSL intends to operate.

Mr. Gombar asked if there were any comments from the public regarding blood plasma donation centers. With no public comments, Mr. Gombar closed the public hearing.

Staff and planning commissioners agreed to define blood/plasma collection centers as the collection of blood/plasma as a principal use on a property with the following regulations:

1. An indoor waiting area with a restroom shall be provided and open at least one hour prior to the opening of the center.
2. The storefront/façade shall be active. No mirrored, tinted or screened out/blacked out windows are permitted.
3. All loading and unloading shall be performed in the rear of the building. At least one designated loading area shall be provided.
4. Parking calculation shall be based on: One parking space for each donor bed/collection station; one for each person permitted to occupy the waiting area, and one for each employee on the largest shift.
5. Hours of Operation: 7 am to 7 pm if within 600 feet of a residential district and/or private and public schools.
6. Must provide a designated break area for employees, including outdoor space for smoking if permitted, as approved by staff.

7. Bike racks and benches may be required to be installed per the Planning Commission at specific locations as approved by staff.
8. Blood Plasma Centers shall not be located closer than 2,000 feet to another blood plasma center, as measured from property line to property line.

Ms. Smith proposed and the planning commission agreed that a public hearing be scheduled for November 18 and that a summary of the ordinance be published in the Township View. This will permit the planning commission to review the final draft again on Nov.4 prior to the public hearing on November 18.

Receive and File All Correspondence:

- A. A copy of the September issue of Planning & Zoning News.
- B. A copy of an article entitled "Update on Medical Marijuana Legislation: Decriminalization, Dispensaries, & Changing Public Opinion."
- C. A copy of an article entitled "At Least 1 Weed Shop per Square Mile in Detroit".

Old Business:

Adjournment:

Motion by Mr. Fahndrich, supported by Ms. McGraw, to adjourn the meeting at 8:03 p.m.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Nelson