

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
FEBRUARY 18, 2015**

Members Present

B. Gombar  
B. Nelson  
C. Nolan  
J. Howell  
M. Peterson  
S. McGraw  
G. Fahndrich

Members Absent

Others Present

B. Smith, Planner  
M. Mahlberg, Attorney  
C. Edlinger, Recording Secretary

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

**Approval of Minutes:**

Motion by Mr. Nelson, supported by Mr. Howell to approve the minutes of February 4, 2015 with amending Section 702.2 by changing "Public parks, playgrounds, and conservation areas" to "Publicly owned parks, playgrounds, and conservation areas."

**VOTE:        7 YEAS        0 NAYS        0 ABSENT        MOTION CARRIED**

**New Business:**

**A.    A-2, Agriculture district**

Ms. Smith and the Planning Commissioners reviewed possible revisions (shown below) to the A-2, Agriculture district.

**CHAPTER 9 ~~A-2 Agriculture Districts~~ 8 A-1 Agriculture District**

**SECTION 901. INTENT AND PURPOSE.**

This District is intended to control the development of non-farm use within primarily open land farm areas. It is the purpose of the regulations for this District to promote the maintenance of farm areas, while at the same time provide for special uses of a non-farm nature which will not deter the basic objectives of this Ordinance.

## SECTION 902. USES PERMITTED BY "RIGHT".

The following are the principal permitted uses by "right" within an A-2 District.

1. Single family dwelling.
2. General farming and forestry ~~including field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries and similar agricultural enterprises.~~
3. **Hobby farms (Need to add a definition – consider for now parcel of at least 1 acre, no animal or manure storage within 100 feet of an adjacent parcel used for residential use, and then need to quantify animals permitted)**
4. ~~Specialized farming including the raising and keeping of small animals and livestock provided that such livestock are fenced in or otherwise prevented from roaming at large off premises.~~
5. ~~Public and private~~ Conservation areas and structures for the conservation of water, soil, open space, forest or wildlife resources.

## SECTION 903. USES PERMITTED UNDER SPECIAL CONDITIONS.

The following are the permitted uses subject to the conditions listed below:

1. ~~Customary~~ Accessory uses to any of the permitted uses listed in the A-2 District as defined in Chapter 2, Section 202(1).
2. ~~Customary~~ Home occupations, ~~as specified for R-1 Districts.~~
3. Cemeteries, public or private, subject to the conditions specified for R-1 Districts.
4. Roadside stands selling products grown by the owner of the property upon which the stand is located provided that contiguous space for the parking of customer's vehicles is furnished off the public right-of-way ~~at the ratio of one (1) parking space for each fifteen (15) square feet of roadside stand floor area.~~ **(DELETED – for a 100 square foot farm stand that's seven parking spaces)**
5. ~~Signs as provided in Chapter 5.~~
6. ~~Off street parking and loading as required and allowed.~~
7. Private stables ~~as defined under Section 202(78)~~ with a minimum site of five (5) acres.

8. Keeping and raising of farm animals for personal use, when located on five acres. No slaughter on site is permitted.

#### **SECTION 904. USES PERMITTED BY SPECIAL USE PERMIT.**

The following uses of land and structures may be permitted in the A-2 District by the application for an issuance of a special use permit when all of the procedural requirements specified in Chapter 22, together with all applicable standards as cited in Chapter 22, are met:

- ~~1. Farms for production of fur bearing animals for profit which occupy a minimum site of five (5) acres of land provided such animals are at all times contained within a structure or fenced area; that the structure and area be maintained in a clean healthful and inoffensive manner, and further that the structure and area be located so as to minimize the potentially adverse effects of noise or odors on adjacent properties so as to not create a nuisance.~~
2. ~~Grain and seed elevators and sales; cold storage for cooperative and/or wholesale agricultural products; and similar enterprises which are directly related to agriculture, and provided adjacent areas and uses therein.~~
3. Golf courses and country clubs, ~~other than miniature golf courses~~, are subject to the conditions of Chapter 22, Section 2205 ~~and further provided no structures are constructed in any area subject to flooding~~. Golf driving ranges that are ancillary to permitted golf courses and/or country clubs, subject to Chapter 22, Section 2205 and the conditions listed under Section 704 (2).
4. Greenhouses and nurseries ~~not~~ selling retail on the premises **(greenhouses and tree nurseries are permitted by right uses)**.
5. Incinerators and sanitary fills subject to the standards cited in Chapter 22, Section 2213.
6. Correctional institutions or camps subject to the standards cited in Chapter 22, Section 2213.
7. Institutional uses including: religious institutions; institutions for human care; educational and social institutions; and, public buildings and service installations, subject to the standards cited in Chapter 22, Section 2204.
8. Public parks and recreation areas.

9. ~~Race tracks with the exception of motor vehicle events, miniature golf courses and golf driving ranges, subject to the standards cited in Chapter 22, Section 2213.~~
10. Commercial riding stables or academies with a minimum site area of five (5) acres or one (1) acre for each horse stabled on the parcel whichever is greater.
11. ~~Sand, gravel or clay pits and quarries subject to the standards cited in Chapter 22, Section 2213.~~
12. ~~Seasonal labor housing complex associated with agricultural enterprise.~~
13. Sewage treatment and disposal installations, subject to the standards cited in Chapter 22, Section 2213. **What are the odds that we are going to permit an expansion or need an expansion or a new sewage treatment**
14. Special open space uses, subject to the standards cited in Chapter 22, Section 2213.
15. Veterinary hospitals, clinics, and kennels, which occupy a minimum site of five (5) acres of land. **Should we include the ability for the kennel and/or vet to have a residence on site? Right now not expressly permitted.**
16. Mobile home park development, subject to the standards cited in Chapter 22, Section 2206. **Should this be manufactured or pre-manufactured?**
17. Private airports or landing fields.
18. Personal Wireless Communication Facilities when located on municipal owned and occupied land containing 20 acres or more and meeting the requirements of Section 2219. **(Amended November, 1997)**
19. Substance Abuse Rehabilitation Centers subject to standards cited in Section 2213. **(Amended September, 2002)**
20. Open Space Preservation Developments complying with the requirements of Section 2220.

## **SECTION 905. DIMENSIONAL REQUIREMENTS.**

### **1. MINIMUM LOT SIZE.**

- a) Each lot shall contain a minimum of twenty thousand (20,000) square feet ~~per dwelling unit~~. (Implies that there could be more than one dwelling if the lot were larger)

- b) Each lot shall be a minimum of one hundred (100') feet in width at the front building line. No lot, in any event, shall be less than one hundred thirty (130') feet in depth nor have a ratio of depth to width greater than four (4') feet of depth for each one (1') foot of width.

**2. MINIMUM YARD REQUIREMENTS.**

- a) Each lot shall have a minimum front yard of sixty (60') feet.
- b) Each lot shall have a total side yard of at least thirty-five (35') feet, with a minimum of fifteen (15') feet on one side.
- c) Each lot shall have a minimum rear yard of forty (40') feet.
- d) In the case of a corner lot the side yard on the street side shall not be less than thirty (30') feet, and the remaining side yard shall be fifteen (15') feet.
- e) In any case, no permanent or temporary structure housing livestock, other animals or for storage of manure shall be located any closer than one hundred fifty (150') feet to a lot line.

**3. MINIMUM FLOOR AREA PER DWELLING UNIT.**

- a) Each dwelling unit shall have a minimum floor area of one thousand and forty (1,040) square feet per dwelling unit, with a minimum of eight hundred (800) square feet on the ground floor for units of more than one (1) story.

**4. MAXIMUM BUILDING HEIGHT.**

- a) Two and one half (2 1/2) stories or thirty-five (35') feet.
- b) Exceptions (Refer to Chapter 3, Section 304).

**5. MAXIMUM LOT COVERAGE.**

- a) A maximum of twenty-five (25%) percent of the lot may be covered by all buildings.

~~**6. OFF-STREET PARKING REQUIREMENTS.**~~

- ~~a) Requirements for an allowed use shall be determined from the "Schedule of Parking Requirements" in Chapter 4 (Refer to Section 404).~~

**7. LOADING REQUIREMENTS.**

- a) None required in A-2 Districts.

**Receive and File All Correspondence:**

**Other New Business:**

**Adjournment:**

Motion by Ms. McGraw, supported by Mr. Fahndrich, to adjourn the meeting at 8:11 p.m.

**VOTE:      7 YEAS      0 NAYS      0 ABSENT      MOTION CARRIED**