

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
FEBRUARY 4, 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 January 21, 2015.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

The Planning Commission welcomed a SVSU student Raquel Ledesma where attending a public meeting is a college class requirement.

New Business:

A. Zoning Ordinance Review

Ms. Smith went over the packets prepared for the Planning Commissioners. Included in the packets were individual folders entitled "Resource and Documents", "Policies", "Appeals and Interpretations", and "FC-1, Floodplain Conservation and A-2, Agriculture districts".

Bridget and the Planning Commissioners reviewed the FC-1, Floodplain Conservation district and the proposed changes can be found on the attachment.

Receive and File All Correspondence:

A. A copy of the December, 2014 issue of Planning & Zoning News.

Other New Business:

Adjournment:

Motion by Mr. Fahndrich, supported by Ms. McGraw, to adjourn the meeting at 7:46 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

CHAPTER 7 FC-1 Floodplain and Conservation Districts

SECTION 701. INTENT AND PURPOSE.

This District is intended to protect floodplain and/or conservation areas; to promote the public health, welfare, and safety by prohibiting use of land within floodways which may result in the loss of life or property; to preserve natural features, wildlife areas and scenic landscape. The basic purposes as herewith recognized are to protect persons and property from the hazards of floods and from resulting cost to the community, as well as to preserve natural resources and assets.

SECTION 702. USES PERMITTED BY "RIGHT".

The following are the principal uses by "right" within a FC-1 District:

1. Farm crop, forestry, or similar land resource operations which do not adversely affect the natural state for which this district is designed to protect, including agricultural buildings when permitted and approved through the State regulating agency.
2. **Public** parks, playgrounds, and conservation areas ~~therein owned and operated by a public agency.~~

SECTION 703. USES PERMITTED UNDER SPECIAL CONDITIONS.

The following are the permitted uses subject to the cited conditions hereinafter imposed for each use:

1. Customary accessory use to any of the permitted uses listed in the FC-1 District as defined in Chapter 2, Section 202(1).
2. ~~Recreation, refreshment, amusement and service structures may be permitted in public recreation or conservation area under supervision of public authorities and provided no structures are erected in an area subject to flooding.~~
3. Boat landings and docks, ~~but not including incidental refreshments or restaurant facilities, provided ample at grade off street parking and storage facilities are provided for vehicles.~~
4. ~~Agricultural buildings provided no structures are erected within an area subject to flooding, however, under no circumstance may a building be erected or altered for residential purposes.~~

5. ~~Alteration of the existing grade of areas subject to flooding is prohibited except upon issuance of a permit by the State of Michigan, Water Resources Commission, as required by the State Law. Act 245 of the Public Acts of 1929 as amended (Section 5b).~~
6. Signs as provided in Chapter 5.
7. Off-street parking and loading as required and allowed, provided that all parking be at existing grade.

SECTION 704. USES PERMITTED BY SPECIAL USE PERMIT.

The following uses of land and structure may be permitted in the FC-1 District by the application for an issuance of Special Use Permit when all the procedural requirements specified in Chapter 22, together with all applicable standards as cited in this Chapter or Chapter 22, are met.

1. Golf courses and country clubs, ~~other than miniature golf courses~~, subject to the conditions of Chapter 22, Section 2205, ~~and further provided no structures are constructed in any area subject to flooding.~~
2. Golf driving ranges, subject to Section 2213(3)(b) and the following conditions:
 - a) ~~Off street parking spaces shall be provided in accordance with the schedule outlined in Chapter 4, in addition to those required for a golf course or country club.~~
 - b) Minimum site area shall be ten (10) acres with a minimum width of three hundred (300') feet and depth of three hundred fifty (350') feet.
 - c) The driving range shall be a minimum of two hundred (200') feet at all points from any adjacent residential property and/or district.
 - d) The driving range shall be designed so that balls are not hit in the general direction of any buildings, roads, pedestrian paths, or other areas where people or personal property may be hurt or damaged.
 - e) ~~An off street lighting plan shall be submitted to the Planning Commission for approval in compliance with Section 407.~~
 - f) ~~Provisions shall be made for preventing balls from landing on adjacent parcels or roadways.~~

SECTION 705. DIMENSIONAL REQUIREMENTS (originally referenced A-2 district, but not user friendly. Including setbacks here)

1. MINIMUM YARD REQUIREMENTS.

- a) **Minimum front yard of sixty (60') feet.**
- b) **Side yard of at least thirty-five (35') feet, with a minimum of fifteen (15') feet on one side.**
- c) **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) **No structure housing livestock or for storage of manure shall be located any closer than one hundred fifty (150') feet to a lot line.**

2. 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).**

3. MAXIMUM LOT COVERAGE.

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