

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
JULY 15, 2015**

Members Present

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

Members Absent

Others Present

B. Smith, Planner
M. Mahlberg, Attorney
A. Dier, Planning Assistant

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 June 17, 2015.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. **S-15-13** – Eric Frey of Saginaw, Michigan is requesting site plan approval to demolish portions of the site at 2930 Bay Road and develop the property for use as a used car sales lot. (23-12-4-14-2025-000)

Mr. Dier stated the project entails demolition of the former Maytag building and developing the site into a used automobile sales lot compliant with the Township's zoning ordinance. The applicant received a variance on July 8, 2015 from the Zoning Board of Appeals to deviate from the required front yard setback by 26 feet, which falls in line with the intent of the 2014 Master Plan and allows for more flexible redevelopment by embracing existing nonconforming buildings. The project complies with the M-84 Access Management Plan and will comply with the Township's storm water management ordinance.

Whereas the proposed improvements are permitted by right in a B-4, General Commercial district and the project complies with the general development standards of the Township, staff recommends approval with the conditions listed in staff's report.

Eric Frey, owner, was present to answer any questions. He stated he had no problems with the conditions listed in staff's report.

The Planning Commission discussed the long term goal of demolishing the northern-most building on the property.

Mr. Gombar then asked for public comments in favor or in opposition to the proposed site plan. No public was present for comment.

There being no comments, Mr. Gombar closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Nolan, supported by Mr. Howell, to recommend approval of the proposed site plan (S-15-13) with the ten conditions listed below:

1. A final site plan, approved by the Department of Public Services, the Fire Department and the Building Department, is required.
2. A storm water management plan will need to be reviewed and approved by the Township engineer for compliance with the Township's storm water management ordinance.
3. Permits and approvals are required from the Michigan Department of Transportation for driveway closures and work within the right-of-way.
4. Drives for ingress, egress and circulation shall not be less than 20 feet in width, except that drives for one-way traffic flow may be 15 feet in width with the approval of the fire department. The drive to the immediate west of the southern remaining building measures 17 feet in width with a five-foot concrete walk to its east. The proposed drive must comply with the 20-foot minimum width requirement.
5. A landscaping plan that complies with the requirements outlined in this report must be submitted with the final site plan.
6. The site plan must comply with all of the Standards of Outdoor Vehicle Display, including "D" and "G" outlined in this report, related to curbing and parking setback respectively.
7. Off-street parking areas shall be lit in accordance with a plan as approved by the township planning commission.
8. The existing sign on-site must come into compliance with the requirements of the Township Sign Ordinance.
9. Elevations of the building for review and approval must be provided.
10. If a dumpster is provided now or in the future, it shall meet the current zoning requirements for an enclosure.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- B. **S-15-14** – Martelli Construction Inc. of Midland, Michigan, on behalf of Dr. Bentoski, is requesting site plan approval to construct a 3,032 square foot dental office building to be located at 3650 Shattuck. (23-12-4-10-3004-000)

Ms. Smith outlined the proposed pediatric dental office use. She discussed the proposed future shared access as well as the previous concerns the neighbor to the west had regarding the development. Storm water management was discussed. The applicant is proposing installing rain gardens as part of storm water management compliance. This is one of the first developments in the Township to take this approach.

Whereas the proposed medical office use is a use permitted by right within a B-1, Office Business zoning district and the project complies with the general development standards of the Township, staff recommends approval of the site plan S-15-14 with the conditions listed in staff's report.

John Morey, a representative from D&M Site, was present to answer any questions. Mr. Morey explained the proposed rain garden plan further and stated he had no problems with the conditions listed in staff's report.

Mr. Gombar then asked for public comments in favor or in opposition to the proposed site plan.

There being no comments, Mr. Gombar closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed site plan (S-15-14) with the six conditions listed below:

1. Approval of the final site plan by the Community Development Department, Fire Department, Building Department and Department of Public Services prior to issuing a building permit.
2. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
3. Elevations of the building are required.
4. All lighting on site shall be fifteen feet in height or shorter.
5. A mutual access easement agreement prepared by the Township for the property owner is required to be signed, executed and recorded. A deferred parking agreement is required and will be drafted by the Township as well.
6. The applicant will coordinate the buffer installation along the west side of the property, adjacent to the R-2 residential dwelling, with staff. Depending upon the preference of the adjoining property owner, this may result in an 8' tall fence of type and material as approved by staff.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

A. The May 2015 edition of Planning & Zoning News.

Old Business:

Adjournment:

Motion by Ms. McGraw, supported by Mr. Fahndrich, to adjourn the meeting at 7:34 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED