

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
MARCH 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. Howell, supported by Mr. Nelson to approve the minutes of February 18, 2015.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

A. A-2, Agriculture district and R-1A, Low Density Residential-Transitional

Ms. Smith reviewed the enclosed maps (FC-1, Floodplain Conservation, A-2, Agriculture and R-1A, Low Density Residential-Transitional, R-3, Low Rise – High Density Residential and R-3 vacant parcels) with the Planning Commissioners.

Ms. Smith reiterated changing A-2, Agriculture to A-1, Agriculture and under Section 903 number 8 “Keeping and raising of farm animals for personal use, when located on five acres. No storage of manure or animal housing is permitted within 15 feet of a side property line or 40 feet from a rear property line and shall also be 150 feet from a neighboring dwelling.” Section 905. Dimensional Requirements shall be edited to reflect these changes as well.

Mr. Jason Shoenmeyer, Saginaw Valley State University student, addressed the Planning Commission requesting the consideration of allowing chickens in an R-1, Single Family Residential zoning district. Ms. Smith stated staff has considered this but after considerable research felt they should remain allowable in an A-2, Agriculture district and an R-1A, Low Density Residential-Transitional district due to the additional

permitting, regulation and staff time required to adequately enforce such ordinances. Further, the communities who have such regulations often use their own animal control officers for permitting and enforcement and the Township does not have that ability.

Ms. Smith and the Planning Commissioners reviewed possible revisions (attached) to the R-1A, Low Density Residential Transitional district. This district shall be adjusted to reflect the changes made in the agricultural district for homeowners who wish to keep farm animals for their personal use.

Receive and File All Correspondence:

Other New Business:

Adjournment:

Motion by Mr. Fahndrich, supported by Ms. McGraw, to adjourn the meeting at 7:44 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

CHAPTER 9 A-1 AGRICULTURAL 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-1 District.

1. Single family dwelling.
2. General farming and forestry on parcels of five acres or more.
3. 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. Accessory uses to any of the permitted uses listed in the A-1 District as defined in Chapter 2, Section 202(1).
2. Home occupations.
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 vehicles is furnished off the public right-of-way.
5. Private stables with a minimum site of five acres.
6. Keeping and raising of farm animals for personal use, when located on five acres. No storage of manure or animal housing is permitted within 15 feet of a side property line and 40 feet of a rear property line. It must be a minimum of 150 feet from a neighboring dwelling. 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-1 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. Golf courses and country clubs are subject to the conditions of Chapter 22, Section 2205. 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).
2. Greenhouses and nurseries selling retail on the premises (greenhouses and tree nurseries are permitted by right uses).
3. Incinerators and sanitary fills subject to the standards cited in Chapter 22, Section 2213.
4. Correctional institutions or camps subject to the standards cited in Chapter 22, Section 2213.
5. 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.
6. Public parks and recreation areas.
7. Commercial riding stables or academies with a minimum site area of five acres or one acre for each horse stabled on the parcel whichever is greater.
8. Sewage treatment and disposal installations, subject to the standards cited in Chapter 22, Section 2213.
9. Special open space uses, subject to the standards cited in Chapter 22, Section 2213.
10. Veterinary hospitals, clinics, and kennels, which occupy a minimum site of five acres of land. Housing for the owners and employees is permitted as an accessory use, when located on the same parcel.
11. Manufactured Housing Development, subject to the standards cited in Chapter 22, Section 2206.
12. 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.
19. Substance Abuse Rehabilitation Centers subject to standards cited in Section 2213.
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 20,000 square feet.
- b) Each lot shall be a minimum of 100 feet in width at the front building line. No lot, in any event, shall be less than 130 feet in depth nor have a ratio of depth to width greater than four feet of depth for each one foot of width.

2. MINIMUM YARD REQUIREMENTS.

- a) Each lot shall have a minimum front yard of 60 feet.
- b) Each lot shall have a total side yard of at least 35 feet, with a minimum of 15 feet on one side.
- c) Each lot shall have a minimum rear yard of 40 feet.
- d) In the case of a corner lot the side yard on the street side shall not be less than 30 feet, and the remaining side yard shall be 15 feet.
- e) No storage of manure or animal housing is permitted within 15 feet of a side property line and 40 feet of a rear property line. It must be a minimum of 150 feet from a neighboring dwelling.

3. MINIMUM FLOOR AREA PER DWELLING UNIT.

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

4. MAXIMUM BUILDING HEIGHT.

- a) Two and one half stories or 35 feet.

- b) Exceptions (Refer to Chapter 3, Section 304).

5. MAXIMUM LOT COVERAGE.

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

6. LOADING REQUIREMENTS.

- a) None required in A-1 Districts.

CHAPTER 10 R-1A RESIDENTIAL DISTRICTS (SUBURBAN LOW DENSITY)

SECTION 1001. INTENT AND PURPOSE.

This District is intended for yet open rural and agricultural areas which are the prime potential for urban development.

The regulations herein set forth are designed for the purpose of encouraging and allowing well planned low density residential and related uses together with planned unit developments (for low to medium density) within R-1A Districts as they are ready for development.

SECTION 1002. USES PERMITTED BY "RIGHT".

The following are the principal permitted uses by "right" within an R-1A District:

1. Single family dwelling
2. Public parks and playgrounds.

SECTION 1003. USES PERMITTED UNDER SPECIAL CONDITIONS.

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

1. Customary accessory uses to any of the permitted uses listed in the R-1A District and as defined in Chapter 2, Section 202(1).
2. Customary home occupations.
3. Cemeteries, public and private, subject to the conditions specified for R-1 Districts. ***(Int. A-93-36)***

4. Customary agricultural operations on a minimum site of five acres of land
 - a) No products shall be publicly offered for sale from the roadside.
5. Keeping and raising of farm animals for personal use, when located on five acres. No storage of manure or animal housing is permitted within 15 feet of a side property line and 40 feet of a rear property line. It must be a minimum of 150 feet from a neighboring dwelling. No slaughter on site is permitted.
6. Signs, as provided in Chapter 5.
7. Off-street parking and loading as required and allowed.
8. Family Day Care Facilities as provided in Chapter 3, Section 305(9).
9. State Licensed Residential Facilities as specified for R-1 Districts.

SECTION 1004. USES PERMITTED BY SPECIAL USE PERMIT.

The following uses of land and buildings may be permitted in the R-1A Districts by the application for issuance of a special use permit when all the provisional requirements specified in Chapter 22, together with all applicable standards cited in Chapter 22 are met.

1. Institutional uses including: religious institutions, educational and social institutions, and public buildings and service installations, subject to the standards specified in Chapter 22, Section 2204. **(Int. A-87-18)**
2. Golf courses and country clubs, other than miniature golf courses, are subject to the conditions of Chapter 22, Section 2205. 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).
3. Planned unit development, subject to the standards specified in Chapter 22, Section 2207.
4. Bed and Breakfast establishments as provided in Section 2217.
5. 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)**
5. Open Space Preservation Developments complying with the requirements of Section 2220.

SECTION 1005. DIMENSIONAL REQUIREMENTS.

1. MINIMUM LOT SIZE.

- a) Each lot shall contain a minimum of 15,000 square feet per dwelling unit.
- b) Each lot shall be a minimum of 100 feet in width at the front building line. No lot, in any event, shall be less than 130 feet in depth.

2. MINIMUM YARD REQUIREMENTS.

- a) Minimum yard requirements are the same as those specified for R-1 Districts.
- b) No storage of manure or animal housing is permitted within 15 feet of a side property line and 40 feet of a rear property line. It must be a minimum of 150 feet from a neighboring dwelling.

3. MINIMUM FLOOR AREA PER DWELLING UNIT.

- a) Each dwelling unit shall have a minimum finished living area of 1,040 square feet floor area per dwelling unit with a minimum of 800 square feet on the ground floor for units of more than one story.

4. MAXIMUM BUILDING HEIGHT.

- a) Maximum building heights are the same as specified for R-1 Districts.

5. MAXIMUM LOT COVERAGE.

- a) Maximum lot coverage is the same as specified for R-1 Districts.