

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
NOVEMBER 19, 2014**

Members Present

B. Gombar
B. Nelson
C. Nolan
P. Brucker
J. Howell

Members Absent

M. Peterson (excused)
J. Egbert

Others Present

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

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

Approval of Minutes:

Motion by Mr. Gombar, supported by Mr. Howell to approve the minutes of November 5, 2014.

VOTE:	5 YEAS	0 NAYS	2 ABSENT	MOTION CARRIED
			Peterson Egbert	

New Business:

- A. S-14-19 and SUP-14-03** – New Hope Independent Living LLC of Saginaw, Michigan is requesting a special use permit and site plan approval to construct a new, independent living facility totaling 70,000 square feet and six (6) cottages, along with associated parking and site improvements on an adjacent 4.16-acre parcel located at 3785 N. Center Road. (23-12-4-08-1001-001)

Ms. Smith stated New Hope Valley Assisted Living Home was first approved in 2011 and opened in 2012. The original building consists of a 45-unit assisted living facility. A 12,200 square foot expansion was approved in this year and recently opened. This recent expansion also enlarged the parking lot along Center Road. With this expansion, New Hope is purchasing an adjacent 4.16 acres with access to McCarty Road. The existing facility is designed and functions as assisted living. This expansion, per the developer, is designed to function as independent living. It is a community for seniors, which includes a 70,000 square foot main building and six (6) cottages. The main building includes 25 two-bedroom apartment dwelling units and 30 one-bedroom apartment units.

Per the developer, the community aims to meet the physical, social, emotional, intellectual and spiritual needs of its residents. It is designed to be part of the New Hope family of independent, assisted, and memory care community. This phase or area of the development is designed for seniors who are not ready for assisted living but may be searching for additional community options or the ability to have assistance when needed or in specific situations.

There is a proposed access drive on McCarty Road. While this is a significant change for the site and circulation, access to the greater site is designed to continue to and from Center Road. During conversations with the developer and engineer, care was taken to design the site in such a way that loading, unloading and delivery areas are not only screened from adjacent residential uses but are designed in such a way as to ensure deliveries and large trucks access the property from Center Road.

The applicant has taken additional care regarding storm drainage to install two catch basins on both sides of the berm to pick up rear lot drainage from adjacent residential properties.

Whereas the proposed development is a special use in an Agricultural-zoning district and the project complies with the general development standards of the Township, staff recommends approval of Special Use Permit SUP-14-03 and of Site Plan S-14-19, with the conditions listed in staff's report.

Mr. Gombar inquired about sidewalks out to McCarty Road from the complex. After some discussion, the Planning Commission decided to amend condition eight (8) by adding "including a connection to McCarty Road and/or N. Center Road".

Mr. Rumi Shahzad, a representative for New Hope Partners, LLC, was present to answer any questions. Mr. Rumi Shahzad had no problem with the conditions listed in staff's report and thanked the Planning Commission and Saginaw Township for having this wonderful opportunity and for their support. Their employees come from the community which has good local talent to draw from. During conversations with their developer, they stressed three areas, build a one-story building, view of water aesthetics and have plenty of sunshine.

Mr. Gombar inquired if they had plans for building any additional cottages. Mr. Shahzad stated they are maxed out at this location and have no plans to expand.

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

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

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Gombar, to recommend approval of the proposed special use permit (SUP-14-03) to the Township Board with the nine (9) conditions listed below:

1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services.
2. The Township Engineer shall review and approve a storm water management plan and a revised storm water operation maintenance plan addressing his concerns prior to the issuance of a building permit.
3. A photometric plan is required. On-site lighting shall not exceed fifteen-feet (15') in height. The site plan should include the location of all fixtures (including those fixtures mounted on the building or included or proposed as landscaping lighting) and their respective height.
4. A detailed landscaping plan is required, including:
 - a. Landscaping or screening (including fencing upon request) that meets the purpose and intent of the zoning ordinance.
 - b. Additional landscaping is required around the detention basins and in and around the building itself.
 - c. Required landscaping in and around the parking lot and around the building, along with a buffer provided to shield headlights and noise adjacent residential dwellings, given the location of the expanded parking area.
5. A dumpster and dumpster enclosure are required. Additionally the developer shall detail how trash will be removed off from the cottage units. Dumpster loading and unloading shall only take place in accordance with the Township's noise ordinance. Access for the loading and unloading of the dumpster shall take place from Center Road.
6. Elevations of the building and the covered parking, consistent with the Township design guidelines, are required to be reviewed and approved.
7. Delivery and service vehicles shall access the site from Center Road.
8. Sidewalk is required to be installed along McCarty Road. The developer shall work with the Township to plan and make accommodations for pedestrians in and around the site including a connection to McCarty Road and/or N. Center Road. Specifically, the Township wants to ensure that there are adequate pedestrian connections from the cottage units to the property itself. The developer shall review the separation standards for sidewalks from the northern detention basin and make appropriate accommodations.
9. No sign is shown along McCarty Road. Any sign would be required to be located outside of the right-of-way and any clear vision area and require a permit for installation.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
 Peterson
 Egbert

Motion by Mr. Nelson, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-14-19) with the same nine (9) conditions listed above.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
Peterson
Egbert

Receive and File All Correspondence:

Other New Business:

- A. The Planning Commission welcomed student Caleb Kish as he was attending the meeting for his Boy Scout merit badge.

Adjournment:

Motion by Mr. Howell, supported by Mr. Gombar, to adjourn the meeting at 7:36 p.m.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
Peterson
Egbert