SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
OCTOBER 7, 2015

Members Present	Members Absent	Others Present
B. Nelson	S. McGraw (excused)	B. Smith, Planner
J. Howell		M. Mahlberg, Attorney
B. Gombar		C. Edlinger, Recording Secretary
G. Fahndrich		
C. Nolan		
M. Peterson		

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

Approval of Minutes:

Motion by Mr. Nelson, supported by Mr. Nolan to approve the minutes of September 16, 2015.

VOTE:	**6 YEAS**	**0 NAYS**	**1 ABSENT** McGraw	**MOTION CARRIED**

New Business:

A. Zoning Ordinance Review – B-3, Community Commerical, B-3A, Highway Service Commercial and B-4, General Commercial; Blood Plasma Centers.

Discussion ensued regarding changes to the B-3, Community Commercial zoning district. Ms. Smith stated this is a general clean-up and update of the current language in the zoning ordinance for B-3 zoning districts. Ms. Smith spoke briefly about temporary outdoor uses, commercial recreation facilities, mini-warehouses and check cashing establishments.

Ms. Smith then reviewed B-3A, Highway Service Commercial zoning district and whether we should delete the entire chapter. After some discussion it was unanimously agreed to delete this chapter. Currently, the Township has three parcels with this zoning classification. The property owners will be notified of the change from B-3A to B-3. The Future Land Use Map concurs with this zoning classification. No significant changes will happen with the three parcels including no changes with their current signage.

Ms. Smith continued with the proposed changes to the B-4, Commercial zoning district. Suggestions included removing numbers 15 through 17 and consistency and general clean-up of current language.

Ms. Smith discussed the proposed draft changes to provide regulations for blood plasma donation centers. Several concerns regarding loitering, parking, and safety were shared amongst the Planning Commissioners. After much discussion, staff will bring a new draft to the next Planning Commission meeting for continued discussion in preparation of a public hearing.

B. S-15-15 - McDonald's Restaurant final site plan were submitted by OHM Advisors. Although not a requirement for final site plan approval, Ms. Smith presented the plans to the Planning Commission for their information. The revised plans adjusts the northern property line. Staff assumes this is to accommodate the claim of the adjacent land owner to the north regarding ownership or adverse possession. One of the original conditions of the Planning Commission approval was immediate and prioritized access for the adjoining parcel to the north at the northernmost parking lot at McDonald's. The adjoining northern property has stated several times they have no interest in shared access, therefore we cannot and will not require a connection. Staff will draft and require a mutual access easement agreement be executed between McDonald's and the Township. At some point in the future when the adjoining parcel to the north submits a site plan, the Township will require a reciprocal mutual access easement agreement. At that time, the adjoining property owner may connect to the McDonald's parking lot.

Receive and File All Correspondence:

Old Business:

Adjournment:

Motion by Mr. Fahndrich, supported by Mr. Howell, to adjourn the meeting at 8:02 p.m.

VOTE:	**6 YEAS**	**0 NAYS**	**1 ABSENT** McGraw	**MOTION CARRIED**