

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
SEPTEMBER 16, 2015**

Members Present

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

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. Howell, supported by Mr. Fahndrich to approve the minutes of September 2, 2015.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. Z-15-02: JJM Builders of Saginaw, MI is requesting to rezone the westernmost 5.41 acres of one parcels of land from R-1A, Low Density Residential-Transitional to R-2, Medium Density Residential at 4705 Bay Road.

Ms. Smith outlined the site in question and the portion that is being requested for rezoning. She stressed that only the rezoning request is being considered tonight, not a site plan or possible development. She further explained that given the rumors, questions and phone calls that have been received, that the Planning Commission and the applicant would share additional information even though it was information that could not be considered in terms of the rezoning request.

Mr. Howell questioned access to the property. Ms. Smith showed where Fortune Blvd. could extend in the future.

Jeff Nicklyn of JJM Builders spoke about his previous developments, and the similarity of what he is proposing on this site to the existing Mallard Cove residential development. He presented floorplans and stated there would be 68 units total.

Ms. Smith reiterated that a site plan was not being reviewed or approved at the meeting tonight, only the rezoning request.

Mr. Gombar then asked for public comments in favor or in opposition to the proposed rezoning request.

Tom Dexter of 3496 Schust expressed displeasure at the existing apartment complex down the road (Saginaw Pointe). He does not want to see a development similar to that complex. He was pleased to see the proposed plans and what type of housing is being planned.

Matt Mead of 3244 Schust lives by the existing apartments (Saginaw Pointe) and has issues with the trash that is created and littered by the complex. He asked what the rental rate would be for the planned housing. Mr. Nicklyn stated rent would be \$900-\$1,200 a month. Mr. Mead said he was concerned about motorcycle noise from Saginaw Pointe Apartments.

Ms. Smith stated that she had a conversation with the Township Manager, Rob Grose, about approaching Saginaw Point Apartments regarding their dumpster location.

Carol Vedrode of 3320 Schust has similar trash issues with Saginaw Point Apartments. She was worried about the noise from the new housing development.

Don Bell of 4746 Coralberry Rd. was told there would never be anyone behind his house, and now there is a mall. Trash trucks at the shopping center wake people up at 5 A.M. He mentioned his concerns about noise and people cutting through the lot to Coralberry Rd. Ms. Smith stated that the Township could prevent the trash at the shopping center from being picked up until 7 A.M.

Dave Jasperson of 3290 Schust stated that the housing at Mallard Cove is condominiums. Ms. Smith outlined the possible developments that could be built on the subject property, with or without a rezoning. Ms. Smith took the opportunity to hand out conceptual plans to the audience and Planning Commission.

Mr. Bell spoke again and asked if the proposed housing would be for families.

Mr. Jasperson mentioned the motorcycle problem on Schust. The motorcycles are present around 8 or 9 P.M. Ms. Smith said she would forward concerns to the Police Department.

Mr. Bell spoke again and asked if all the trees bordering the subdivision would be removed. Ms. Smith stated that it is in Mr. Nicklyn's best interest to keep as many trees as possible, from a financial and practical standpoint.

Mr. Jasperson spoke again and asked about “semi-commercial” zoning. Ms. Smith outlined what portion of the property could be rezoned Mixed-Use. Mr. Jasperson asked if the Township could rezone his property without him wanting or knowing. Ms. Smith said no.

There being no further public comments, Mr. Gombar closed the public hearing portion of the proposed rezoning.

Motion by Mr. Nolan, supported by Mr. Nelson, to recommend approval of the proposed rezoning (Z-15-02) to the Township Board.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

There was additional conversation regarding the fact that adjacent residents have enjoyed the quiet nature of the area and the wildlife that lives on Mr. Nicklyn’s property. Ms. Smith stated that development is a balance of personal property rights and development rights, and that the Township wishes to be forthcoming with existing residents while also protecting the rights of those that wish to develop their property.

Receive and File All Correspondence:

- A. Draft minutes from the September 8th, 2015 Zoning Board of Appeals meeting.

Old Business: None

Adjournment:

Motion by Mr. Fahndrich, supported by Ms. McGraw, to adjourn the meeting at 7:40 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED