

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
MAY 6, 2015**

Members Present

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

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. Nelson, supported by Mr. Fahndrich to approve the minutes of April 15, 2015.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Howell

Mr. Howell arrived at 7:03 p.m.

New Business:

- A. Z-15-01** – The Saginaw Charter Township Planning Commission is requesting to rezone one parcel of land from M-1, Science and Industry to B-4, General Commercial located at 3285 Bay Road. (23-12-4-10-4001-003)

Ms. Smith stated the parcel is located on the south side of the intersection of Boardwalk and Bay Road/M-84. It has 170 feet of frontage along Bay Road and 280 feet of frontage along Boardwalk Drive. The parcel is approximately 47,600 square feet in size and was previously occupied by a gas station. The 7,926 square foot building was constructed in 1985. The Future Land Use for this area has been shown to be Commercial since the 1990s. This is the second time in recent history that Saginaw Charter Township has initiated rezoning of property without a petition received by property owners. The use for the property itself has been

commercial in nature since it was developed. The M-1, Science and Industry zoning classification actually prohibits some of the uses that have occupied this building historically and is consistent with the Comprehensive Development Plan.

Whereas the proposed rezoning from M-1, Science and Industry to B-4, General Commercial is supported by the Future Land Use Map, Comprehensive Development Plan and is consistent with the development trend in this area, staff recommends approval of rezoning request Z-15-01.

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

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

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed rezoning (Z-15-01) to the Township Board.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

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

Other New Business:

Old Business:

Adjournment:

Motion by Mr. Fahndrich, supported by .Ms. McGraw, to adjourn the meeting at 7:12 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED