

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
APRIL 17, 2013**

Members Present

C. Nolan
B. Gombar
M. Peterson
J. Egbert
J. Howell
P. Brucker
B. Nelson

Members Absent

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. Nolan, supported by Mr. Nelson, to approve the minutes of March 20, 2013 with corrections.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

A. SUP-13-02 and S-13-08 – HSB Architects of Phoenix, Arizona, on behalf of Panda Restaurant Group, Inc. of Rosemead, CA, is requesting a special use permit and site plan approval to construct an approximately 2,210 sq. ft. building to be used for a restaurant with an associated drive-thru facility located at 4505 Bay Road/M-84. (12-4-03-1025-000)

Ms. Smith stated the applicant, Justen Cassidy, was unable to make the meeting tonight as he was delayed in Denver, Colorado due to a snow storm. His next available flight would bring him into Detroit at 6:30 p.m., too late for the 7:00 meeting. Mr. Cassidy had met with the planning department, MDOT and the Road Commission previous to tonight's meeting to discuss preliminary site plan requirements.

We Buy Gold currently occupies the existing building. The building was constructed in 1970 and is 14,997 sq. ft. The property has 253 feet of frontage on Schust Road and 161 feet of frontage on Bay Road, totaling 0.935 acres. The parcel is located at the northwest intersection of Bay and Schust Roads. The project proposes to demolish the existing building and construct a 2,210 sq. ft. building to be used for a restaurant and an associated drive-thru

facility with an outdoor patio. Restaurants are permitted by right and drive-thru facilities are permitted with a special use permit. Outdoor patios are a permitted use and encouraged within the township's design guidelines.

As both sites exist, there is a substantial grade difference at the property line between the proposed Panda Express site and the parcel directly north. Given the grade difference along this northern property line there does not seem to be a way to provide joint access at this time. Given that the site and drive entrance would most likely remain in the same location, MDOT recommends a restricted access as a temporary measure, with a long term full access to be provided at such time as share access is implemented with the parcel to the north.

Whereas the proposed construction and associated improvements are subject to a special use permit in a B-4, General Commercial district, the project complies with the general development standards of the Township, and the specific standards contained in Chapter 22 and Section 2216; staff recommends approval of special use permit SUP-13-02 and of site plan S-13-08 with the conditions listed in staff's report.

Mr. Justen Cassidy, a representative from HSB Architects, was unable to attend the meeting due to travel delays. He discussed the recommendations with staff and is agreeable to them.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed special use permit.

There being no comments, Mr. Brucker closed the public hearing portion of the proposed special use permit.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed special use permit (SUP-13-02) with the nine (9) conditions listed below:

1. Approval of a final site plan (1' = 40 feet) by the Community Development Department, Fire Department, Building Department and the Department of Public Services.
2. Setbacks shall be so adjusted so that the building and circulation drives are at or beyond the required setbacks.
3. Installation of stamped and dyed crosswalks at all points where pedestrian cross drives.
4. Installation of a five-foot wide walkway connecting from the public sidewalk to the building.
5. Installation of Cardinal Square design elements, as coordinated and approved by staff.
6. The applicant shall work with staff to relocate and preserve the existing streetscape mailbox kiosk.

7. A storm water management plan shall be submitted and approved.
8. The Township will draft a mutual access easement agreement. The agreement shall be executed prior to approval of the final site plan.
9. The following items need to be indicated on the final site plan and are required to be installed:
 - a) A seven-inch (7") curb or installation of bollards shall be provided between the drive-thru and the building.
 - b) A landscaping plan must be submitted.
 - c) Installation of above ground directional signage associated with the drive thru facility.
 - d) A photometric plan is required.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed site plan (S-13-08) upon the same conditions listed in the proposed special use permit (SUP-13-02).

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

Other New Business:

- A. S-13-07 – Healthsource of Saginaw, Michigan has received Administrative Site Plan approval to construct a 15,007 sq. ft. addition onto the existing main building of Healthsource Adolescent Psychiatric wing located at 3340 Hospital Road. (12-4-07-3001-000)
- B. State Street Overlay – Meeting Schedule

Adjournment:

Motion by Mr. Howell, supported by Ms. Egbert, to adjourn the meeting at 7:26 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED