

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
APRIL 18, 2012**

Members Present

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

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 Ms. Seaver, supported by Mr. Nolan, to approve the minutes of March 7, 2012.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. S-12-06** – PTL Management of Flint, Michigan is requesting site plan approval to convert the existing building to a mix of retail, office and warehouse space located at 2750 Bay Road. (12-4-14-2006-000)

Ms. Smith stated the building was constructed in 1953 and totals 9,250 sq. ft. The last use at this property was for carpet sales and warehousing. The applicant proposed a total of 4,292 sq. ft. of retail space along the Bay Road frontage portion of the building. An office totaling 960 sq. ft. is included in the plans. The remaining space, approximately 4,000 sq. ft. is shown as warehousing. The applicant is proposing improvements consistent with the Bay Road Access Management plan and has also shown the prior drive alongside the northern part of the site has been removed. This area shall be replaced with lawn. Parking shown on site is adequate in terms of spaces required. A storm water management plan is required for this site.

Whereas the proposed uses are permitted by right within a B-4, General Commercial zoning district and the project complies with the general development standards of the Township, staff recommends site plan approval with the nine (9) conditions listed in staff's report.

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. Nolan, supported by Mr. Nelson, to recommend approval of the proposed site plan request (S-12-06) with the nine (9) conditions listed below:

1. Approval of the final site plan by the Community Development Department, Fire Department, Building Department and Department of Public Services prior to issuing a building permit.
2. Installation of a public, five- foot (5') sidewalk along Bay Road, a connecting walk to the building and a change in surface as approved by the Township, at all points where pedestrians will cross.
3. Lighting shall provide a shield or reflector and the height of the poles shall be noted.
4. A mutual access easement agreement shall be provided to the Township if it already exists regarding this property and the property to the north OR if not, the Township will prepare a mutual access easement agreement and it shall be executed.
5. The existing asphalt area between the building and the sidewalk shall be removed and replaced with lawn and/or landscaping.
6. A storm water plan is required.
7. A landscaping plan shall be reviewed and approved including at a minimum, three additional trees.
8. Detailed elevations of the building are required to be submitted. Final elevations shall meet or exceed the Township's design guidelines.
9. An application and permit for the permanent sign is required.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

- A. A copy of the March 2012 issue of Planning & Zoning News.
- B. S-12-03 – AT&T has received Administrative Site Plan approval to construct a single truck dock on the south side of the existing building located at 4075 Bay Road. (12-4-03-4024-000)

Other New Business:

Old Business:

Adjournment:

Motion by Ms. Egbert, supported by Mr. Peterson, to adjourn the meeting at 7:13 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED