

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
APRIL 20, 2011**

Draft

Members Present

C. Nolan
A. Seaver
B. Gombar
P. Brucker
M. Peterson

Members Absent

B. Nelson
R. McGraw

Others Present

B. Smith, Planner
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. Gombar, to approve the minutes of April 6, 2011.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
Nelson
McGraw

New Business:

- A. **S-11-08** – Kroger’s of Saginaw, Michigan is requesting site plan approval to have an outdoor display, located on State Street, on property owned by Centro that would operate for a total of 81 days where 30 days are allowed. (12-4-16-3008-000)

Ms. Smith stated the applicant applied for and received approval from the Township for an outdoor display for thirty (30) days to be conducted beginning April 17, 2011. The applicant is seeking to extend the outdoor sales by an additional forty-one (41) days. This would result in an outdoor display from April 17, 2011 to July 6, 2011, resulting in a total of 81 days, when thirty (30) days are permitted in any one calendar year per parcel.

This year is Kroger’s third year operating at this location. On May 12, 2010, Kroger was issued a permit to conduct a temporary outdoor/tent event at their location at 4672 State Street. The tent is used for sales of flowers and spring/summer products. In 2009, they applied for and received an extension for outdoor display for a total of 70 days.

In the past, the Planning Commission has allowed up to 90 days in situations similar to this. Depending on interpretation, it could be reasonable to expect that a plaza with more than one parcel may have cumulative days and not 30 days assigned to each individual parcel under their control.

Whereas the proposed temporary outdoor tent event is a permitted use by right within the B-3, Community Commercial zoning district and the project complies with the general development standards of the Township, staff recommends approval of S-11-08 with the conditions listed in staff's report.

Ms. Celeste Shepherd, a representative from Kroger's, had no problem with the three (3) 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 Ms. Seaver, to recommend approval of the proposed site plan S-11-08 upon the following three (3) conditions listed below:

1. The applicant should seek a more permanent solution to seasonal displays as there is no guarantee of extended outdoor display each year; this is especially true as tenant spaces lease and parking becomes more scarce.
2. The display shall be removed on or before July 6, 2011.
3. Provide written permission from the property owner for the extended outdoor display and/or a copy of the executed lease providing the same.

VOTE: 5 YEAS 0 NAY 2 ABSENT MOTION CARRIED
 Nelson
 McGraw

- B. **S-11-09** – Wolgast Design Group, LLC of Freeland, Michigan on behalf of Saginaw Control and Engineering of Saginaw, Michigan is requesting site plan approval to construct an addition totally approximately 4,560 sq. ft. to be used as an enclosed truck bay/loading dock to their existing building located at 95 Midland Road. (12-4-30-1007-000)

Ms. Smith stated Saginaw Control and Engineering is requesting site plan approval to construct an enclosed loading dock and truck well totaling approximately 4,560 square feet. The addition would be located on the north side of their existing building, and share the same established building line as the existing facility. The proposed addition is 60 x 76 feet. With the proposed addition, minor circulation and access changes will take place at the northern

most entrance to the facility. A portion of the existing curb which extends approximately 20 feet west of the existing building will be removed and a revised, 20 foot radius will be installed to permit trucks to smoothly enter the proposed loading dock.

The last addition by Saginaw Control and Engineering was in 1994 and was for a 45,000 square foot addition. In August of 1992, an earlier addition of 25,850 square feet required Saginaw Control and Engineering to seek a variance from the requirements from parking spaces per 1,000 square feet of gross floor area. In 1994, the total square footage of the building would have required 785 parking spaces based on the standards within the zoning ordinance and only 249 spaces were provided. As a stipulation of the Zoning Board of Appeals, the variance required that the required parking be shown on the site, should the need for additional parking arise.

Whereas the proposed use is permitted within a M-1, Science and Industry zoning district, staff recommends approval of site plan S-11-09 with the five (5) conditions listed in staff's report.

Mr. Rick Keith, a representative from Wolgast Design Group, LLC, had no problem with the five (5) 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 Ms. Seaver, to recommend approval of the proposed site plan S-11-09 upon the following five (5) 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. If lighting is proposed on the loading dock, details shall be submitted.
3. A storm water exemption is required.
4. The point at which the sidewalk crosses the drive adjacent to the proposed addition shall be noted in stamped and dyed concrete.
5. Compliance with the design guidelines, including complementary architecture and color scheme for the doors to the building.

VOTE:	5 YEAS	0 NAY	2 ABSENT	MOTION CARRIED
			Nelson McGraw	

Receive and File All Correspondence:

- A. Tim Gohm letter requesting the Planning Commission consider revising/amending the Future Land Use Map for his property located at 2544 Hospital Road from R-1, Low Density Residential to B-1, Office Business Commercial in order to use the property in conjunction with his existing business fronting on Midland Road. The parcel is not large enough to develop into a separate business parcel but would permit the existing businesses along Midland Road to comply with current zoning standards. During the next future land use review, staff and the Planning Commission will review whether or not a future land use change in this area is warranted.

Other New Business:

Adjournment:

Motion by Mr. Peterson, supported by Mr. Gombar, to adjourn the meeting at 7:23 p.m.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
 Nelson
 McGraw