

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
AUGUST 15, 2012**

Draft

Members Present

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

Members Absent

Others Present

B. Smith, Planner
M. Mahlberg, Attorney

Mr. Brucker called the meeting to order at 7:00 p.m.

Approval of Minutes:

Motion by Mr. Nelson, supported by Mrs. Derry, to approve the minutes of July 18, 2012.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. SUP-12-01 and S-12-11** – Edmund London and Associates of Southfield, Michigan on behalf of HealthSource Saginaw, Inc. is requesting a special use permit and site plan approval for the construction of an approximately 15,007 sq. ft., one story addition to be located on the northeast portion of the existing building located at 3340 Hospital Road. (12-4-07-3001-000)

Ms. Smith stated this site currently houses HealthSource Saginaw Hospital. The project proposes to construct a 15,007 square foot, single story addition and is called out as an adolescent psychiatric care unit. It is proposed to be located on the northeast side of the existing building. The site is 39.68 acres and has 1,173 feet of frontage along Hospital Road. The parcel is irregular in shape and fronts on Hospital Road. In 2006, extensive renovations and additions took place on the property, bringing the parking and circulation areas into compliance as well as bringing the total area of the building to 221,860 square feet. A 3,200 square foot heated garage is included with these improvements and renovations. The addition will add an additional nine beds for children's care and allow HealthSource to serve an additional fifty (50) children. Institutional uses, which include hospitals, are permitted in an A-

2, Agricultural District, after a special use permit, subject to the standards of Chapter 22 and Section 2204.

Whereas the proposed addition and associated improvements are subject to a special use permit in an A-2, Agricultural zoning district, the project complies with the general development standards of the Township, and the specific standards contained in Chapter 22 and Section 2204; staff recommends approval of Special Use Permit SUP-12-01 and of Site Plan S-12-11, with the conditions listed in staff's report.

A representative from Edmund London and Associates on behalf of HealthSource Saginaw, Inc., has no problems with the conditions listed in staff's report.

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

1. David Pilz, 2885 Skeet, was concerned regarding any proposed entrances off Shattuck Road and whether or not there were any proposed helicopter pads/helicopters. Ms. Smith stated there are no proposed entrances off Shattuck or helicopter pads/helicopters.

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

Discussion followed among the Planning Commission members.

Motion by Mrs. Derry, supported by Mr. Gombar, to recommend approval of the proposed special use permit (SUP-12-01) with the eleven (11) conditions listed below:

1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services.
2. All points (at the public sidewalk) where pedestrians may cross shall be marked by a change in surface (stamped and dyed).
3. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
4. Plans and profiles for the relocation of the water main on the north and east side of the existing building are required. A deposit needs to be made with the Township in order to begin the review of this relocation.
5. The new, expanded parking area requires curb and gutter.
6. All landscaping, including existing landscaping not part of this project, is required to be live.

7. The area surrounding the generators and chillers must be screened, per the previous approval.
8. On-site lighting shall not exceed fifteen-feet (15') in height in the rear of the property (east side) and a lighting /photometric plan will need to be submitted for final review and approval.
9. A revised dumpster enclosure that is consistent with the building is required.
10. Future expansion and/or change in intensity of the facility may require installation of additional parking and/or deferred parking.
11. A sign permit application with detailed drawings of the sign will need to be reviewed and approved by the Community Development Department prior to any changes or the installation of any new signage.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Motion by Mrs. Derry, supported by Mr. Nelson, to recommend approval of the proposed site plan permit (S-12-11) upon the same conditions listed in the proposed special use permit SUP-12-01.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

- A. A copy of the June issue of Planning & Zoning News.

Other New Business:

Old Business:

Adjournment:

Motion by Mr. Peterson, supported by Mr. Gombar, to adjourn the meeting at 7:34 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED