

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
AUGUST 7, 2013**

Members Present

P. Brucker
B. Gombar
J. Howell
M. Peterson

Members Absent

J. Egbert (excused)
B. Nelson (excused)
C. Nolan

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. Peterson, supported by Mr. Howell, to approve the minutes of July 17, 2013.

VOTE:	4 YEAS	0 NAYS	3 ABSENT	MOTION CARRIED
			Egbert Nelson Nolan	

New Business:

- A. S-13-16** – The Redmond Company of Waukesha, Wisconsin, on behalf of Saginaw Medical Federal Credit Union, of Saginaw Michigan is requesting site plan approval to expand to the east of their existing building and construct a one story, 6,522 square foot addition along with site, circulation and access improvements located at 4550 State Street. (23-12-4-16-3063-000)

Ms. Smith stated this site is located on the north side of State Street approximately 183 feet west of Hemmeter Road. The current zoning of the site is B-3, Community Commercial. The project includes a proposed building expansion to the east of their existing building. They are seeking to construct a one story, 6,522 square foot office addition. The existing parking area along the east of the building will be renovated to include curbed landscaped islands. Seventy-seven (77) parking spaces are provided on the plan.

Whereas the site plan complies with the general development standards of the Township, staff recommends approval of site plan S-13-16 with the nine (9) conditions listed in staff's report.

There was discussion among the members of the Planning Commission.

The Redmond Company, on behalf of Saginaw Medical Federal Credit Union, was present to answer any questions. They stated they had no problems 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. Peterson, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-13-16) with the nine (9) 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. Driveway permits from the Michigan Department of Transportation and the Saginaw County Road Commission.
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. The final site plan must reflect:
 - A. Dimensions and calculations for the proposed landscaped islands.
 - B. Proposed road right of way for both State Street and Hemmeter Road
 - C. Building dimensions.
5. A lighting plan, showing layout and illumination output will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit. All costs associated with the review will be the responsibility of the applicant.
6. A landscaping plan must be submitted, reviewed, and approved by the Community Development Department prior to the issuance of a building permit. Staff recommends that the applicant consider inclusion of the suggested elements in the draft State Street overlay ordinance.
7. Consideration of an easement to the State Street Corridor Improvement Authority/Township for installation of future improvements to be paid for and maintained by the same near the intersection of State Street and Hemmeter Road.

8. A copy of the cross access and parking agreement between Green Acres Plaza and the subject property is required to be on file with the Community Development Department prior to the issuance of a building permit.
9. Signs which state, "Right turn only" and "One way traffic" shall be posted at the driveways along State Street. Also, markings shall be incorporated into the surface of the circulation drives to help direct motorists.

VOTE: 4 YEAS 0 NAYS 3 ABSENT MOTION CARRIED
Egbert
Nelson
Nolan

- B. **S-13-17** – LHL Entertainment of Saginaw, Michigan is requesting site plan approval for site improvements and potential future addition(s) which may include an outdoor patio and a rear entry area of LeFevre's Family Bowl located at 6220 State Street. (23-12-4-18-4005-000)

Ms. Smith stated the site is located on the north side of State Street approximately 500 feet east of Twin Oaks Boulevard. The applicant is proposing to renovate the site by closing an existing drive and relocating a second drive, consistent with the M-58 Access Management Plan. In conjunction with the drive closure, curbing and landscaped islands will be installed and a revised front yard setback will be provided. The new plans are consistent with the proposed State Street zoning overlay. As part of this project, the applicant will also be bringing their nonconforming sign into compliance. The applicant has also proposed two potential, future additions. The first is an outdoor patio. Two proposed locations are shown on the plans. This patio would be located adjacent to the lounge/tavern area. The second potential addition is a meeting room and entrance, shown on the rear property.

Whereas the proposed addition meets with the dimensional requirements of the zoning ordinance and general development standards of the Township, staff recommends approval of site plan S-13-17 with the eight (8) conditions listed in staff's report.

There was discussion among the members of the Planning Commission.

Jay Wheeler, a representative from William A. Kibbe and Associates, on behalf of LeFevre Family Bowl, was present to answer any questions. Mr. Wheeler stated the proposed future patio has changed from 870 square feet to 2,000 square feet to be located in the rear of the property. Mr. Wheeler also asked for a request from storm water review. They stated they had no problems with the eight (8) 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. Gombar, supported by Mr. Peterson, to recommend approval of the proposed site plan (S-13-17) with the eight (8) conditions listed below:

1. A final site plan must be reviewed and approved by the Community Development Department, Department of Public Services and Fire Department.
2. The final site plan must show an enclosed dumpster area. In addition, a detail drawing for the dumpster areas should be included.
3. The final site plan will need to reflect the future parking area to the west of the rear parking lot and the future access connections (to the east and southeast (rear parking area)). A signed mutual access easement agreement is required.
4. The State Street entrances shall be removed and reconstructed in accordance with MDOT standards and the adopted M-58 Access Management Plan. A permit from MDOT is required as part of the final site plan approval.
5. A landscaping plan, consistent with the Township Zoning Ordinance and the proposed State Street overlay, should be coordinated and reviewed with staff and must be submitted as part of the final site plan.
6. All pedestrian access crossings shall be denoted through a change in surface, and stamped and dyed concrete.
7. Curbing along the west side of the rear parking lot and the north side of the rear parking lot is not shown due to the potential to expand parking to the west and tentative access connection to the north. The future access connection should be noted on the final site plan.
8. A photometric plan should be submitted and details for should also be provided at that time.

VOTE:	4 YEAS	0 NAYS	3 ABSENT	MOTION CARRIED
			Egbert Nelson Nolan	

Receive and File All Correspondence:

- A. A copy of the May and June 2013 issues of Planning & Zoning News.

Other New Business:

Adjournment:

Motion by Mr. Howell, supported by Mr. Peterson, to adjourn the meeting at 7:17 p.m.

VOTE:	4YEAS	0 NAYS	3 ABSENT	MOTION CARRIED
			Egbert	
			Nelson	
			Nolan	