

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
DECEMBER 4, 2013**

Members Present

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

Members Absent

B. Nelson (excused)  
J. Howell (excused)

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. Gombar, to approve the minutes of November 20, 2013.

**VOTE:        5 YEAS        0 NAYS        2 ABSENT        MOTION CARRIED**  
Nelson  
Howell

**New Business:**

- A.    **S-13-24** – Geiersbach Construction of Freeland, Michigan on behalf of M & R Electronics of Saginaw, Michigan is requesting site plan approval to construct an approximately 1,680 square foot garage addition to the rear of their existing building, along with modifications located at 5665 State Street.

Ms. Smith stated the existing building is currently used for a Subway restaurant (located at the frontage of State Street), office, and storage for M & R Electronics. There are a total of fifty (50) parking spaces on site now. The building was originally constructed in 1990 and totaled 8,000 square feet. The applicant is requesting approval to construct a 1,680 square foot building addition. The purpose of the addition is to be used for vehicle storage and installation of equipment. This is considered vehicle repair within a wholly enclosed building and is a use permitted within the B-4, General Commercial zoning district. Staff is working with the owner regarding the landscape plan and incorporating some of the newly adopted State Street Corridor design elements.

Whereas the proposed construction of a 1,680 sq. ft. building for use as vehicle repair within a wholly enclosed building is a use permitted by right within a B-4, General Commercial district, the project complies with the general development standards of the Township; staff recommends approval of site plan S-13-24 with the conditions listed in staff's report.

Mr. Geiersbach, owner of Geiersbach Construction along with Tom Laatsch, owner of M & R Electronics, was present to answer any questions. Mr. Laatsch stated he needed more warehouse room with an actual garage to work on full size vehicles. Mr. Geiersbach and Mr. Laatsch stated they have 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 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. Gombar, to recommend approval of the proposed site plan (S-13-24) 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. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
3. A fence, meeting the standards of the Township and its buffer yard shall be installed along the rear property line.
4. A five-foot wide sidewalk or curb with landscaping shall be provided on the south side of the proposed addition and adjacent to the parking area. Bollards shall be provided adjacent to the bay doors on the west side of the addition.
5. A dumpster enclosure, consistent with the materials of the building, is required.
6. The final site plan indicating the required landscaping must be reviewed and approved by the Community Development Department prior to the issuance of a building permit. This landscape plan must include a detailed table showing the landscape species and quantities of the plantings.
  - a) Trees and shrubs (including any existing landscaping) are to be shown on the final site plan.
  - b) Three (3) street trees are required to be planted along State Street.

7. The Township will draft a mutual access easement agreement with the property to the west. The agreement shall be executed prior to approval of the final site plan.
8. A photometric plan shall be submitted as part of the final site plan if any exterior lighting is proposed. Given the proximity of residential properties, lighting should be limited to no more than fifteen feet (15') in height.
9. The trailers/storage pods should be removed after the completion of construction.

**VOTE:          5 YEAS          0 NAYS          2 ABSENT          MOTION CARRIED**

Nelson  
Howell

**Receive and File All Correspondence:**

- A. A copy of the October 2013 issue of Planning & Zoning News.
- B. S-13-22 – Saginaw County Community Mental Health Authority of Saginaw, Michigan is requesting administrative site plan approval to widen their existing driveway and add additional parking spaces located at 4845 Shattuck Road.

**Other New Business:**

- A. Master Plan Update Survey

**Adjournment:**

Motion by Ms. Egbert, supported by Mr. Peterson, to adjourn the meeting at 7:32 p.m.

**VOTE:          5 YEAS          0 NAYS          2 ABSENT          MOTION CARRIED**

Nelson  
Howell