

**Draft**

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
FEBRUARY 17, 2010**

Members Present

A. Seaver  
P. Brucker  
B. Nelson  
R. McGraw  
B. Gombar

Members Absent

E. Majask  
C. Nolan

Others Present

B. Smith, Planner  
C. Edlinger, Recording Secretary  
M. Mahlberg, Attorney

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

**Approval of Minutes:**

Motion by Ms. Seaver, supported by Mr. Nelson, to approve the minutes of December 16, 2009.

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

**New Business:**

- A. **Z-10-01** – The Saginaw Charter Township Planning Commission is requesting to rezone one (1) parcel of land from M-1, Science and Industry to B-4, General Commercial located at 3545 Bay Road. (12-4-10-1006-000)

Ms. Smith stated the parcel being considered for rezoning is located just south of the intersection of Christy Way and Bay Road. The parcel is 238 feet in width and 408 feet in depth. The 19,738 sq. ft. building on site was originally constructed in 1971. The building and site has been used for commercial purposes since its construction.

Whereas the proposed rezoning from M-1, Science and Industry to B-4, General Commercial is supported by the Future Land Use Map, Comprehensive Development Plan and is consistent with the development trend in this area, staff recommends approval of rezoning request Z-10-01 with the condition that the fence located on the property must be removed by June 1, 2010.

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Mr. Brucker then asked for public comments in favor or in opposition to the proposed rezoning.

1. Brenda Caroen, 3585 Bay Road, Discount Health Food, inquired as to if this rezoning would require the property owner to install a greenbelt. Mr. Brucker explained that when the owner changes occupancy or use of the building that is the appropriate time for staff to seek compliance. He further stated that at this time, the rezoning is the only item being considered.
2. Kelly Swartz, 3061 Christy Way, asked if the rezoning would permit semi trucks to be parked between her property and the property being rezoned. Mr. Brucker explained that M-1, Science and Industry would permit more intense trucking type uses than commercial zoning.
3. Barbara Cote, representing 3570 Bay Road, inquired as to whether or not the zoning change alters the tax base. Staff explained that zoning designations do not change the way in which properties are taxed. Properties are taxed based on value and zoning does not necessarily impact taxes. She further inquired as to why this particular property was being rezoned and not others in the area. Staff explained that they hope to rezone other properties similar to the properties owned by Amal Building, LLC, and that this is the first step.

There being no further comments, Mr. Brucker closed the public hearing portion of this proposed rezoning.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson supported by Mr. McGraw to recommend approval of the proposed rezoning (Z-10-01) to the Township Board with the condition that the fence located on the property must be removed as outdoor storage is not permitted in a B-4, General Commercial district by June 1, 2010.

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

**Receive and File All Correspondence:**

- A. The December 2009 and January 2010 issues of Planning & Zoning News.
- B. A copy of the minutes from the Board of Appeals meeting December 9, 2009.

**Other New Business:**

- A. The 2010 meeting schedule for the Planning Commission was approved.
- B. The 2010 election of officers resulted in Peter Brucker as Chairman and Amy Seaver as Secretary.

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

- C. The Planning Commission discussed the memo they received regarding proposed zoning changes regarding commercial vehicles, garage sales and home occupations.

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**Old Business:**

- A. S-10-06 – Valley Lutheran High School has received administrative site plan approval to construct a 20' x 12' soccer complex press box located at 3560 McCarty Road. (12-4-03-3011-000)

**Adjournment:**

Motion by Mr. Gombar, supported by Mr. McGraw to adjourn the meeting at 7:30 p.m.

<b>VOTE:</b>	<b>5 YEAS</b>	<b>0 NAYS</b>	<b>2 ABSENT</b>	<b>MOTION CARRIED</b>
			Majask Nolan	