

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
FEBRUARY 6, 2013**

Draft

Members Present

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

Members Absent

B. Nelson

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. Gombar, supported by Mr. Nolan, to approve the minutes of January 16, 2013.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Nelson

New Business:

- A. S-13-04** – Douglas Professional Office Building, LLC of Saginaw, Michigan is requesting site plan approval to construct a 4,555 square foot optometric office building on a vacant parcel zoned B-1, Office Business Commercial located at 5025 Shattuck. (12-4-17-1112-000)

Ms. Smith stated the parcel was rezoned from R-2, Medium Density Residential to B-1, Office Business commercial in February of 2012. The lot has three street frontages, like a peninsula, that would require a larger than typical setback, leaving limited buildable area. The applicant is proposing to construct a 4,555 square foot building for office use. A doctor's office is a use permitted by right within a B-1, Office Business district. The building meets required setbacks and its arrangement permits an effective screen between the parking area and the residential district.

Whereas the proposed medical office use is a use permitted by right within a B-1, Office Business zoning district and the project complies with the general development standards of

the Township, staff recommends approval of site plan S-13-04 with the seven (7) conditions listed in staff's report.

Dr. Douglas was present to answer any questions and stated he 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 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. Mr. Brucker stated he would like to add, from staff's report, if the five (5') foot opaque fence, along the entire southern property line is to be removed, the applicant must provide staff documentation of the approval of the neighboring properties and meet or exceed the required landscaping/bufferyard requirements.

Motion by Mr. Nolan, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-13-04) upon the seven (7) conditions listed below plus if the five (5') foot opaque fence along the entire southern property line is to be removed, the applicant must provide staff documentation of the approval of the neighboring properties and meet or exceed the required landscaping/bufferyard requirements:

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. Parking shall be monitored. If there is a need for additional parking the owner shall install it at their expense.
4. A final landscaping plan detailing the required landscaping and landscaping area; specifically:
 - a) Incorporating an additional street tree along Center Road, adjacent to the residential property, also helping to screen the detention basin area.
 - b) Landscaping incorporated into the parking island.
 - c) Details regarding the proposed landscaping around the building itself.
 - d) All plant materials shall meet the standards contained in the zoning ordinance.
5. Details of the proposed dumpster enclosure shall be provided. Materials shall be similar and complimentary to the building.

