

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
JANUARY 16, 2013**

Draft

Members Present

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

Members Absent

J. Howell

Others Present

T. Gnatkowski
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. Peterson, to approve the minutes of November 7, 2012.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Howell

New Business:

- A. S-13-01 --** McBride Dale Clarion of Cincinnati, Ohio, on behalf of Speedway, is requesting site plan approval to demolish the existing building and to construct a six (6) pump service station with a 2,340 square foot convenience store and associated site improvements located at 4475 Bay Road. (12-4-03-4001-003)

Mr. Gnatkowski stated the site was originally constructed in 1975. It originally consisted of a 70 square foot attendant booth, an 84 square foot accessory structure with four (4) gas pumps and a canopy. The site redeveloped in 1997 to include a 2,340 square foot gasoline service station and convenience store. When developed in 1997, the site encroached approximately ten-feet (10') into each required street side yard (Bay Road and Schust Road).

The applicant is proposing to demolish an existing 2,340 square foot building and reconstruct a 3,900 square foot building along with associated site improvements. The variance request to encroach approximately twenty-feet (20') within the street side yard along a portion of Schust Road was granted at the Zoning Board of Appeals meeting on January 9, 2013.

Whereas the proposed site plan complies with the general development standards of the Township, the standards of the B-4, General Commercial Zoning District and the special conditions for service stations found in Section 2212, staff recommends approval of site plan S-13-01 with the conditions listed in staff's report.

Mr. Robert Sweet, a representative for McBride Dale Clarion, on behalf of Speedway, explained the proposed project to the Planning Commissioners 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.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed site plan (S-13-01) upon the six (6) 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 driveway permit is required from the Michigan Department of Transportation.
4. An executed mutual access easement agreement, prepared by Saginaw Charter Township.
5. Pedestrian crosswalks need to be marked through dyed and stamped (brick red, brick pattern) concrete.
6. The provided street tree on Schust Road should be a "swamp oak" to coordinate with the remaining trees along Bay Road.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Howell

Receive and File All Correspondence:

- A. A copy of the October and November 2012 issues of Planning & Zoning News.
- B. A copy of the Board of Appeals January 9, 2013 minutes.

Other New Business:

A. The meeting scheduled was reviewed and approved for 2013.

B. Elect officers for 2013:

Motion by Mr. Gombar, supported by Ms. Egbert, to keep Mr. Brucker as Chairman, Clayton Nolan as Vice Chairman and nominate Barry Nelson as secretary for 2013.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Howell

Adjournment:

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

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Howell