

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
JANUARY 18, 2012**

Members Present

Members Absent

Others Present

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

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

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

Approval of Minutes:

Motion by Ms. Seaver, supported by Mr. Nolan, to approve the minutes of December 7, 2011.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. S-12-01** – Buddy D. Webb, Architect of Springfield, Missouri on behalf of O’Reilly Automotive, Inc. of Springfield, Missouri, is requesting site plan approval to demolish the former Burger King restaurant and to construct a new 8,925 sq. ft. auto parts retail store to be located at 2975 Bay Road. (12-4-15-1014-000)

Ms. Smith stated the site was first used for an apartment constructed in 1969. After that time, it was converted to an office use and then in 1999 the former building was demolished and a Burger King restaurant was constructed. The site was and is now compliant with the adopted M-84 Access Management Plan. Staff first conveyed this information and the fact that any future development or redevelopment would be limited to one drive onto Bay Road/M-84 during an initial conversation on June 24, 2011 regarding the conversion of this site to an O’Reilly’s Auto Parts store. Retail sales, within a wholly enclosed building, is a use permitted by right. No storage of commercial vehicles or other such outdoor storage items are shown to be included with this site plan.

Whereas the proposed use is permitted within a B-4, General Commercial zoning district, staff recommends site plan approval with the ten (10) conditions listed in staff's report.

A representative for O'Reilly's Automotive, had no problem with the ten (10) 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 Ms. Egbert, supported by Mr. Nelson, to recommend approval of the proposed site plan (S-12-01) with the following ten (10) 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. Installation of a three-foot (3') tall berm along Bay Road/M-84 in compliance with Sec. 303.2.
3. Installation of a public, five- foot (5') sidewalk along Bay Road, a connecting walk to the building and a change in surface as approved by the Township, at all points where pedestrians will cross.
4. Lighting shall provide a shield or reflector and the height of the poles shall be noted.
5. A mutual access easement agreement shall be provided to the township if it already exists regarding this property and the property to the north OR if not, the Township will prepare a mutual access easement agreement and it shall be executed.
6. The parking area located to the north of the building adjacent to the parcel identified as "leased" shall be altered so that a landscape island is provided to protect the parking area from the circulation drive.
7. A five foot (5') raised separation shall be provided between the building and all parking and or circulation areas (east, north and west). Said five-foot (5') area shall be sidewalk in areas where it is expected to serve pedestrians or planted with landscaping.
8. A storm water exemption is required.
9. A landscaping plan shall be reviewed and approved.
10. Detailed elevations of the building are required to be submitted. Final elevations shall meet or exceed the Township's design guidelines.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

- A. The November and December 2011 issues of Planning & Zoning News.
- B. S-11-21 – Saginaw Control and Engineering has received Administrative site plan approval to construct an additional forty-eight (48) parking spaces north of the existing parking area parallel to Midland Road located at 95 Midland Road. (12-4-30-1007-000)

Other New Business:

- A. Review/approve meeting schedule for 2012 with changing the regularly scheduled July 4 meeting to July 1, 2012. All other dates will remain the same.
- B. Election of officers for 2012: Motion by Mr. Nelson, supported by Ms. Seaver, to keep the slate of officers from 2011 for 2012.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Adjournment:

Motion by Ms. Egbert, supported by Mr. Peterson, to adjourn the meeting at 7:20 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED