

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

**Draft**

Members Present

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

Members Absent

Others Present

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

Mr. Brucker called the meeting to order at 7:05 p.m.

**Approval of Minutes:**

Motion by Mr. Nolan, supported by Mr. Nelson, to approve the minutes of May 16, 2012.

**VOTE:        7 YEAS        0 NAYS        0 ABSENT        MOTION CARRIED**

**New Business:**

- A.    Z-12-03** – Nova Land Development, LLC of Freeland, Michigan is requesting to conditionally rezone twenty-four (24) condominium units from R-1, Low Density Residential to R-2, Medium Density residential located in the Nova Ridge condominiums on Moonglow. (12-4-11-4439-800)

Ms. Smith stated the applicant has withdrawn his request.

- B.    C-12-01** – John J. Kemerer of Athens, Ohio is requesting approval to convert a two-suite office into a 2-unit condominium located at 3630 Shattuck. (12-4-10-3001-001)

Ms. Smith stated the project consists of converting the existing 4,074 sq. ft. office building into two (2) condominium units. The parking areas, circulation and access drives, sidewalks and landscaping are all considered common areas and each suite owner has non exclusive rights to the same. The property is .88 acres in size with 294 feet of frontage and 130 feet of depth with access directly off Shattuck Road. The Planning Commission approved the original site plan in 1979. The location of the building complies with the dimensional requirements

established in Section 1505 of the zoning ordinance. A total of thirty-two (32) parking spaces are required and thirty-four (34) are provided. A copy of the master deed for the condominium project was not available at the time of this report. Therefore, the Community Development Department is requiring that the Master Deed to be reviewed and approved prior to it being recorded with the Saginaw County Register of Deeds office.

Whereas the proposed condominium conversion of the medical office facility meets the requirements of Section 313 of the Township Zoning Ordinance and complies with the Condominium Act, staff recommends approval of C-12-01 with the following condition:

1. A copy of the Master Deed for the Condominium project along with any Articles, Bylaws and Deed Restrictions needs to be approved by the Community Development Department.

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

1. Mr. Al Brady of 2530 Shattuck stated he had no problem with the condominium conversion.

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

Discussion followed among the Planning Commission members.

Motion by M. Nolan, supported by Mr. Gombar, to recommend approval of the proposed condominium conversion request (C-12-01) with the one (1) condition listed below:

1. A copy of the Master Deed for the Condominium project along with any Articles, Bylaws and Deed Restrictions needs to be approved by the Community Development Department.

**VOTE:            7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED**

**Receive and File All Correspondence:**

- A. A copy of the May issue of Planning & Zoning News.

**Other New Business:**

- A. S-12-07 – Verizon Wireless has received Administrative Site Plan approval for the installation of twenty-four (24) antennas on a platform with rail, at an elevation of 100 feet. No changes to the lease area are proposed located at 4840 Shattuck Road. (12-4-09-3009-000)

**Old Business:**

**Adjournment:**

Motion by Ms. Egbert, supported by Mr. Peterson, to adjourn the meeting at 7:34 p.m.

**VOTE:      7 YEAS      0 NAYS      0 ABSENT      MOTION CARRIED**