

Revised

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
JULY 2, 2014**

Members Present

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

Members Absent

Others Present

B. Smith, Planner
M. Mahlberg, Attorney

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

Approval of Minutes:

Motion by Mr. Nolan, supported by Ms. Egbert to approve the minutes of June 4, 2014.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. **S-14-17 & SUP-14-02** – Kenneth R. Boomer of Saginaw, Michigan, on behalf of Tim Horton's Restaurant, is requesting a special use permit and site plan approval to construct an approximately 2,300 square foot Tim Horton's/Coldstone Creamery Restaurant with a drive-thru and associated site improvements to be located at 3100 Tittabawassee. (23-12-4-03-1054-004)

Bridget Smith explained the request to develop the restaurant, located to the west of the former Pep Boys development. The parcel will have shared access with the property to the east on both Tittabawassee Road and West Bay Drive. The plans were sent to the Saginaw County Road Commission but to date no comments have been received. Ms. Smith explained that the plan submitted lacks utilities and does not include setbacks, however a comparison of the plan to the Township's available information provides that there is adequate space and area for the building, circulation and parking. Tim Horton's will be working with Mr. Bebee to finalize the site plan. Ms. Smith pointed out that a condition of a 2005 sign variance, and an approved 2005 land division which created this parcel, was that no pole or ground mounted sign is permitted on this parcel. This is due to the fact that a sign variance granted and created a now off-site sign for East and West Valley located on this parcel.

Whereas the proposed construction and associated improvements are subject to a Special Use permit in a B-3, Community Commercial district, the project complies with the general development standards of the Township, and the specific standards contained in Chapter 22 and Section 2216 can be met with revisions. Staff recommends approval of Special Use Permit SUP-14-02 and of Site Plan S-14-17.

Ken Boomer, a representative from Tim Horton's, was present to answer any questions. Mr. Boomer was fine with the conditions listed in staff's report, although he did express concern regarding signage. Mr. Boomer also inquired regarding the Saginaw County Road Commission's approval process for the driveway location and the Township's design guidelines and Cardinal Square guidelines.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed special use permit and site plan.

There being no comments, Mr. Brucker closed the public hearing portion of the proposed special use permit and site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Gombar, to recommend approval of the proposed special use permit (SUP-14-02) with the thirteen (13) conditions listed below:

1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services.
2. The final revised site plan will need to include the following, among other requirements:
 - a) True square footage of the patio will need to be provided.
 - b) The front yard setbacks will need to be properly indicated on the site plan and possibly adjusted to comply with Township requirements. This can be accomplished by shifting the setback or adding a berm.
 - c) Frontage dimensions along Tittabawassee Road must be confirmed and any easements/leases/etc. must be provided.
 - d) Proposed sanitary sewer and utilities, including any necessary easements must be indicated on the site plan.
 - e) The location and size of all existing and proposed public utilities must be shown. Waterline information shall include location of existing and proposed fire hydrants and valves. Extension of water main and/or sanitary sewer will require review and approval by the Township Engineer. Sanitary sewer information shall include location of any pumping station and approximate location of manholes. Storm water drainage information shall include any enclosed drains, flow restrictors and on-site retention/detention. The site plan must also include any existing or proposed private utilities, such as natural gas, electricity, telephone and cable television.
 - f) Curbing dimensions must be shown.
 - g) Proposed lighting must be indicated on the site plan.

- h) Cardinal Square elements consistent with the zoning ordinance must be included. Staff will identify key locations for the placement of these elements and accompanying landscaping.
- 3. A five (5') foot wide sidewalk is required from at least one public sidewalk to the building.
- 4. Installation of stamped and dyed crosswalks at all points where pedestrians may cross drives is required, including the point at which the public sidewalk connection from the public road crosses the circulation drive.
- 5. Final parking calculations will be dependent on the square footage and proposed uses.
- 6. The parking calculation will change the number of parking spaces required, and the landscaping requirements will change as well. This should be anticipated in the site plan revision to include adequate landscaping.
- 7. A mutual access easement agreement will need to be executed with the neighboring parcel to establish shared access and initiate the 10% parking reduction.
- 8. Staff is available to help with access, circulation, parking, and site design.
- 9. The dumpster enclosure shall be consistent with the materials used on the primary building. Additional landscape screening may also be required to be installed around the perimeter of the dumpster.
- 10. Section 403.1.B states that all parking lot plans shall be reviewed and approved by the Township engineer for compliance with the Township's storm water management ordinance.
- 11. A landscaping plan must be submitted, consistent with the zoning standards.
- 12. A photometric plan is required.
- 13. The Township will not permit installation of another ground mounted or pole mounted sign on this parcel. Please see the attached land division approval for details.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Motion by Mr. Nelson supported by Mr. Nolan to recommend approval of the proposed site plan (S-14-17) with the thirteen (13) conditions listed in staff's report.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

- A. A copy of the April and May 2014 issues of Planning & Zoning News.

Old Business:

- A. Master Plan Discussion

Adjournment:

Motion by Mr. Howell, supported by Ms. Egbert, to adjourn the meeting at 7:40 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED