

SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
JULY 7, 2010
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Whereas Gloria Dei Lutheran Church is a permitted use after special approval within the R-1A, Low Density Residential-Transitional zoning district and the project complies with the general development standards of the Township, staff recommends approval of SUP-10-02 and S-10-14 with the conditions listed in staff's report.

Seymour Geiersbach, a representative of Geiersbach Construction, on behalf of Gloria Dei Lutheran Church, stated they had no problems with the nine (9) conditions listed in staff's report.

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

1. Kay Bostwick, 3875 Prairie Creek, inquired how far to the east will the proposed addition be located. Bridget Smith stated approximately 60 feet further east than the existing building.
2. Sue Dobson, 3880 Prairie Creek, inquired about the timeline for the project. Mr. Seymour Geiersbach stated they will be starting the project late July and completing the project late December.

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

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Majask, to recommend approval of the proposed special use permit (SUP-10-02) to the Township Board upon the following nine (9) 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. Submission and approval of a landscaping plan, showing type, quantity and area compliant with the Township's parking standards and street tree requirements. Staff would like to meet with the applicant/owner to discuss alternative placement of landscaping to better shield residents on the east side of the proposed parking area and driveway.
3. On-site lighting should not exceed fifteen feet (15') in height and be equipped with a cut-off fixture to prevent light trespass.
4. The points at which the sidewalk crosses the driveway shall be denoted in a change of surface and a change in texture.
5. The parking area and entry drives shall be curbed.
6. Approval of the driveway location and issuance of a driveway permit by the Saginaw County Road Commission.

