SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
MARCH 5, 2014

Members Present	Members Absent	Others Present
B. Gombar	P. Brucker - excused	B. Smith, Planner
C. Nolan	J. Egbert - excused	C. Edlinger, Recording Secretary
M. Peterson		M. Mahlberg, Attorney
B. Nelson		
J. Howell		

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

Approval of Minutes:

Motion by Mr. Nelson, supported by Mr. Howell, to approve the minutes of February 19, 2014.

VOTE:	**5 YEAS**	**0 NAYS**	**2 ABSENT** Brucker Egbert	**MOTION CARRIED**

New Business:

A. **S-14-06 and SUP-14-01 –** New Hope Partners LLC of Saginaw, Michigan is requesting a special use permit and site plan approval to construct an addition of approximately 12,200 square feet to the existing single story assisted living facility and additional parking located at 3785 N. Center Road. (12-4-08-1001-001)

Ms. Smith stated New Hope Valley Assisted Living Home was first approved in 2011 and opened in 2012. It consists of a 45-unit assisted living facility. This use is classified as an institutional use and is permitted in the A-2, Agricultural-zoning district as a special use. The property itself is located on the west side of Center Road, north of Shattuck and south of McCarty. The proposed 12,200 square foot addition is located to the west and south of the existing building. In addition to the building addition, the existing parking lot will be enlarged by an additional nineteen (19) parking spaces. The existing detention basin has not exceeded the original 3.5 acres of impervious surface it was designed for. Any future development will need to provide a more detailed accounting of impervious areas. The only item that will need updating will be the storm water maintenance plan. The planning department received a call from the neighboring church to the north regarding drainage concerns. The Township

engineer met with this neighbor and discussed the drainage of their property and New Hope Valley. Our engineer from Spicer Group will be checking this spring for any drainage concerns. Also, the neighbor to the south of New Hope Valley came into the planning department with his concerns regarding the trees that border both properties and the buffer.

Since the site is relatively new (2012 construction), the majority of landscaping requirements have already been met. The landscaping requirements required for this approval will be relative to the expanded parking and bufferyard requirements.

Whereas the proposed development is a special use in an Agricultural-zoning district and the project complies with the general development standards of the Township, staff recommends approval of Special Use Permit SUP-14-01 and of Site Plan S-14-06, with the conditions listed in staff's report.

Mr. Rumi Shahzad, a representative for New Hope Partners, LLC, was present to answer any questions. Mr. Shahzad was okay with the seven (7) conditions listed in staff's report. Mr. Shahzad also stated with this proposed project there will be an additional 45 residents and 40 new employees and this project will include adding common space for their residents. Mr. Shahzad thanked the Township for their support.

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

There being no comments, Mr. Nolan 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. Howell, to recommend approval of the proposed special use permit (SUP-14-01) with the seven (7) 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 Township Engineer shall review and approve a revised storm water operation maintenance plan addressing his concerns prior to the issuance of a building permit.

3. A photometric plan is required. On-site lighting shall not exceed fifteen-feet (15') in height. The site plan should include the location of all fixtures and their respective height.

4. A detailed landscaping plan is required.

5. An enclosed dumpster is indicated on the site plan, but a detail of the dumpster enclosure is required on the final site plan. Additional screening shall be provided along the dumpster.

6. A final landscaping plan, inclusive of the required wall/fence/buffer between the residential use to the north and the residential uses to the west and northwest; required landscaping in and around the parking lot and around the building, along with a buffer provided to shield headlights and noise adjacent residential dwellings, given the location of the expanded parking area.

7. Elevations of the addition, consistent with the Township design guidelines, are required to be reviewed and approved.

VOTE:	**5 YEAS**	**0 NAYS**	**2 ABSENT** Brucker Egbert	**MOTION CARRIED**

Motion by Mr. Peterson, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-14-06) with the seven (7) conditions listed above.

VOTE:	**5 YEAS**	**0 NAYS**	**2 ABSENT** Brucker Egbert	**MOTION CARRIED**

Receive and File All Correspondence:

A. S-13-26 – Team Wieland of Saginaw, Michigan has received administrative site plan approval to make parking lot and site improvements to the automobile sales establishment at 2790 Bay Road. (12-4-14-2005-000)

B. S-14-05 – Jake's Fireworks of Pittsburg, Kansas has received administrative site plan approval with conditions of a proposed retail use to sell fireworks and furniture at 4605 Bay Road. (12-4-03-1007-000)

Other New Business:

A. Alan Bean, a representative from Spicer Group, conducted a power point presentation that reviewed the on-line survey results as part of the master plan update.

Adjournment:

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

VOTE:	**5 YEAS**	**0 NAYS**	**2 ABSENT** Brucker Egbert	**MOTION CARRIED**