

SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
MARCH 7, 2012

Draft

Members Present

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

Members Absent

P. Brucker

Others Present

B. Smith, Planner
M. Mahlberg, Attorney

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

Approval of Minutes:

Motion by Mr. Nelson, supported by Ms. Seaver, to approve the minutes of February 15, 2012.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Brucker

New Business:

- A. **S-12-04** – Kroger’s of Saginaw, Michigan is requesting approval to have an outdoor display, located along State Street, on property owned by Brixmor that would operate for a total of 68 days where 30 days are allowed, located at 4672 State Street.

Ms. Smith stated this year is Kroger’s fourth year operating at this location. In 2009, they applied for and received an extension for outdoor display for a total of 70 days. On May 12, 2010, Kroger was issued a permit to conduct a temporary outdoor/tent event at their location at 4672 State Street. The tent is used for sales of flowers and spring/summer products. In April of last year, Kroger received approval to operate from April 16 to July 6 resulting in a total of 68 days when thirty (30) days are permitted in any one calendar year per parcel.

Whereas the proposed request is permitted by right in a B-3, Community Commercial district and the project complies with the general development standards of the Township, the staff recommends approval with the two (2) conditions listed in staff’s report.

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

There being no comments, Mr. Nolan closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members. Mr. Nolan stated that Kroger's does a nice job on maintaining the tent/outdoor area. Mr. Gombar stated he would rather see the time shortened. The last few weeks are rough in terms of items. Also, peak times are difficult for parking especially on weekends. Two new large tenants are coming into the plaza and parking will become more scarce. The conditions in the report should reflect that Kroger's seek a more permanent solution to its seasonal display and not extend beyond the thirty days and the tent should be used for its stated purpose in the application, flowers, plants and like items.

Motion by Ms. Egbert, supported by Mr. Gombar, to recommend approval of the proposed site plan request (S-12-04) with the two conditions listed below:

1. The applicant should seek permanent solution to seasonal displays. The growing occupancy of Green Acres Plaza makes it difficult to justify the additional 30 days. The Planning Commission does not anticipate approving beyond the thirty (30) days allowed by right in 2013.
2. The display shall be removed on or before July 7, 2012 and the tent shall be used for its stated purpose in their application of flowers, plants and like items.

VOTE:	6 YEAS	0 NAYS	1 ABSENT	MOTION CARRIED
			Brucker	

- B. **S-12-05** – Wolgast Corporation of Freeland, Michigan on behalf of Saginaw Charter Township Fire Department is requesting site plan approval to construct a 2,650 sq. ft. addition to the existing fire station #2 located at 3211 McCarty Road.

Ms. Smith stated Fire Station 2 was initially constructed in 1980. This addition will add 2,650 square feet to the west side of the existing building. The space will be used for training, meeting space and voting. The building currently meets the required setbacks for McCarty Road and Fortune Boulevard. The addition will not encroach into the required setbacks. There are no proposed changes to the existing drives. Parking shown on site is adequate in terms of spaces required.

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

Mr. Rick Keith, a representative for Wolgast Design Group, Inc., had no problem with the four (4) conditions listed in staff's report.

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

There being no comments, Mr. Nolan closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Gombar, supported by Mr. Peterson, to recommend approval of the proposed site plan request (S-12-05) with the four (4) 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 additional street trees and landscaping as required.
3. A storm water permit is required.
4. A landscaping plan shall be reviewed and approved.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Brucker

Receive and File All Correspondence:

- A. A copy of the Future Land Use Map
- B. A copy of the February 2012 issue of Planning & Zoning News.

Other New Business:

Old Business:

Adjournment:

Motion by Ms. Egbert, supported by Mr. Peterson, to adjourn the meeting at 7:28 p.m.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Brucker