

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
MAY 16, 2012**

Draft

Members Present

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

Members Absent

B. Nelson

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 Mr. Gombar, to approve the minutes of May 2, 2012.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Nelson

New Business:

- A. Z-12-02** – Covenant Healthcare of Saginaw, Michigan is requesting to rezone one (1) parcel of land from B-1, Office Business Commercial to CB-1, Campus Business located at 5400 Mackinaw Road. (12-4-04-1006-001 through 12-4-04-1006-026)

Ms. Smith stated the parcel being considered for rezoning is located on the south west side of the road, at the corner of Mackinaw and Tittabawassee Roads. The parcel is twenty (20) acres in size and has approximately 1,170 feet of frontage along Mackinaw Road and approximately 910 feet of frontage along Tittabawassee Road. The Future Land Use is consistent with a CB-1, Campus Business district zoning along with being consistent with the Comprehensive Development Plan. The size of the lot and the nature of the surrounding area are consistent with an office use. The surrounding parcels are currently zoned CB-1, Campus Business. The stated purpose of the Campus Business land use in the Comprehensive Development Plan is “for research, research and development, technology based development, medical-based development and manufacturing along with amenities and services, including limited residential development that can serve both employers and employees in the area. As this area is within proximity to residential development, it is important that the performance, form and function of proposed uses are addressed. More

recent manufacturing and other industrial or warehousing related processes and other procedures have been refined or adjusted in many ways to make these previously undesirable land uses and large space users into developments that would be good neighbors to less intense commercial or mixed use development.

Whereas the proposed rezoning from B-1, Office Business commercial to CB-1, Campus Business is supported by the Future Land Use Map, Comprehensive Development Plan and is consistent with the development trend in this area, staff recommends approval of rezoning request Z-12-02.

Mr. John Eggers of Sign Image, a representative for Covenant Healthcare, was present to answer any questions.

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

There being no comments, Mr. Brucker closed the public hearing portion of the proposed rezoning.

Discussion followed among the Planning Commission members.

Motion by Mr. Gombar, supported by Ms. Seaver, to recommend approval of the proposed rezoning request Z-12-02.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Nelson

B. S-12-09 – Dr. Donald Sabourin, DDS of Saginaw, Michigan is requesting site plan approval to construct a 5,370 sq. ft. building in the B-1, Office Business commercial district located at 3650 Shattuck Road. (12-4-10-3004-000)

Ms. Smith stated in 2010 this parcel was rezoned to B-1, Office Business commercial and is located on the north side of Shattuck Road, approximately half way between Mackinaw and Bay (M-84) Roads. It is one parcel west of the entrance to Shattuck Arms Apartments. The parcel has 132 feet of frontage on Shattuck Road and is 270 feet deep. A residential dwelling built in 1947 was recently demolished this year and the site is now vacant. This area is proposed for a 5,370 square foot medical/dental office use.

Whereas the proposed office and retail use is a use permitted by right within a B-1, Office Business commercial zoning district and the project complies with the general development standards of the Township, staff recommends approval of site plan (S-12-09) with the eight (8) conditions listed in staff's report.

Rick Keith, a representative for Wolgast Design Group, on behalf of Dr. Donald Sabourin, DDS, had no problems with the eight (8) conditions listed in staff's report.

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

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

Discussion followed among the Planning Commission members.

Motion by Ms. Seaver, supported by Mr. Nolan, to recommend approval of the proposed site plan request (S-12-09) with the eight (8) 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. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
3. Any building equipment shall be so located and screened as to meet the design guidelines. All utility services shall be underground. If a dumpster is required/installed in the future it shall meet all applicable zoning guidelines required at the time of installation.
4. All lighting on site shall be fifteen feet in height or shorter.
5. Additional curbing shall be installed around the terminus of the northern curbed island at the entrance to the proposed development (at the northern side of the shared drive).
6. One additional tree is required to be installed along Shattuck Road.
7. A mutual access easement agreement prepared by the Township for the property owner is required to be signed, executed and recorded.
8. The applicant will coordinate the buffer installation along the west side of the property, adjacent to the R-2 residential dwelling, with staff. Depending upon the preference of the adjoining property owner, this may result in an 8' tall fence of type and material as approved by staff.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Nelson

Receive and File All Correspondence:

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

Other New Business:

Ms. Smith informed and updated the planning commissioners regarding the planned “walkabout” scheduled for State Street on May 23, 2012. This will allow the State Street Corridor Improvement District members and consultants an opportunity to gather information regarding the businesses, owners, properties, etc. that line the State Street corridor. Planning staff invited planning commissioners to participate with the CID members for an afternoon of gathering information with them and staff will forward an email with an itinerary of the days planned activities.

Old Business:

Adjournment:

Motion by Ms. Egbert, supported by Mr. Peterson, to adjourn the meeting at 7:18 p.m.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Nelson