

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
MAY 2, 2012**

Members Present

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

Members Absent

B. Nelson  
A. Seaver

Others Present

B. Smith, Planner  
M. Mahlberg, Attorney  
C. Edlinger, Recording Secretary

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 April 18, 2012.

<b>VOTE:</b>	<b>5 YEAS</b>	<b>0 NAYS</b>	<b>2 ABSENT</b>	<b>MOTION CARRIED</b>
			Nelson Seaver	

**New Business:**

- A. S-12-08** – United Financial Credit Union of Saginaw, Michigan is requesting site plan approval to construct a 10,000 sq. ft. two-story addition to the existing credit union located at 4685 State Street along with changes to circulation and parking. The site will expand from its current location to the east, bordering on Golf Street. (12-4-21-2307-001)

Ms. Smith stated the 10,000 sq. ft. addition was originally shown on the submitted site plan and special use permit which was reviewed and approved in 2007. No addition is proposed to the existing drive thru facility. One of two curb cuts on State Street will be closed and access will be provided on Golf Street, consistent with the M-58 Access Management Plan. This project includes the acquisition and inclusion of the adjacent lot to the east of the existing credit union.

Whereas the proposed bank is a permitted use within the 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-12-08) with the seven (7) conditions listed in staff's report.

Terry Gregory, a representative for William A. Kibbe & Associates, Inc., along with David Cibulka, President/CEO of United Financial Credit Union, had no problems with the seven (7) 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 Mr. Nolan, supported by Mr. Gombar, to recommend approval of the proposed site plan request (S-12-08) with the seven (7) 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. Meet with staff and the Saginaw County Road Commission if needed, to determine a layout and circulation pattern for the east side of the site that provides for one way traffic flow consistent with the exiting pattern of the drive thru facility.
4. A Mutual Access Ingress/Egress Easement Agreement providing for shared use of the future rear access drive(s) with the parcel to the west.
5. A revised landscaping plan noting the type/required quantities of plant materials, and the revised location of the street trees.
6. The final site plan shall include the following:
  - a) An irrigation system is required to be installed in order to maintain the landscaping.
  - b) Lighting of not more than fifteen (15') feet in height when within 200 feet of a residential district, including building mounted lighting.
  - c) A photometric plan, consistent with the ordinance, is required for the area which will be expanded.
  - d) All exterior on-site utility services and equipment shall be installed and maintained underground. The utility companies should plan the most appropriate and unobtrusive location for utility boxes and other necessary utility installations. An architectural screen similar to the building should screen all utility installations, if they

cannot be installed underground. If this is not possible, the utility installation shall be mitigated through extra dense landscaping. All utilities need to be indicated on the final site plan.

7. An eight foot (8') tall vinyl fence is required along the south property line adjacent to the residential properties.

**VOTE:        5 YEAS        0 NAYS        2 ABSENT        MOTION CARRIED**  
Nelson  
Seaver

**Receive and File All Correspondence:**

**Other New Business:**

**Old Business:**

**Adjournment:**

Motion by Ms. Egbert, supported by Mr. Peterson, to adjourn the meeting at 7:14 p.m.

**VOTE:        5 YEAS        0 NAYS        2 ABSENT        MOTION CARRIED**  
Nelson  
Seaver