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As this specific facility caters not to seniors but to adults, the Zoning Board of Appeals provided an interpretation of the use (A-09-03). The property itself is located on the west side of Barnard Road south of McCarty Road. The property is adjacent to the Saginaw Intermediate School District. The proposed project, while not a function of the ISD would be operated in cooperation with the ISD.

Whereas the proposed development is a permitted use within the B-1, Office Business zoning district and the project complies with the general development standards of the Township; staff recommends approval of S-10-17 with the conditions listed in staff's report.

Stacie Tewari, a representative of Rowe Professional Services Company, on behalf of SVRC Industries, Inc. stated they had no problems with the five (5) conditions listed in staff's report. The landscaping plan is being revised and will be given to Township staff along with a revised dumpster enclosure. Tom Holmes, a representative of SVRC Industries, Inc. stated the facility will have a maximum of ten (10) residents. They are required to be post secondary students and most of their day they will be attending school. The ISD has agreed to a mutual access easement agreement and will finish the sidewalk adjoining the two properties.

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 this proposed site plan.

Discussion followed among the Planning Commission members. Mr. Majask stated that the mutual access agreement requirement should be added to the five (5) conditions in staff's report as "h" under number three.

Motion by Mr. Majask, supported by Ms. Seaver, to recommend approval of the proposed site plan (S-10-17) upon the following five (5) 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. 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. The following items need to be indicated on the final site plan and are required to be installed:
 - a) Landscaping consistent with the Township Zoning Ordinance and design guidelines (specifically related to the screening of the property between the street and the facility) shall be reviewed and approved by staff.
 - b) Execution of a deferred sidewalk agreement.
 - c) All utilities shall be underground.
 - d) An elevation of the dumpster enclosure, consistent with the building, shall be provided and installed as approved.
 - e) Any site equipment and/or roof top equipment must be screened from view.

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- f) Storm water detention/retention
 - g) Mailbox(es) shall be located internal to the site.
 - h) Access to the parcel to the north should be documented on the site plan and mutual access easement agreements are required.
4. On-site lighting shall not exceed fifteen-feet (15') in height within 200 feet of a residential district.
5. A sign permit application (if a sign is desired) with detailed drawings of the sign will need to be reviewed and approved by the Community Development Department prior to any changes or the installation of any new signage.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- B. **S-10-18** – Wolgast Corporation of Freeland, Michigan on behalf of BGI South of Saginaw, Michigan is requesting site plan approval to construct a medical office building for outpatient mental health services totaling approximately 18,703 square feet to be located at an address commonly known as 4200 Barnard. (12-4-02-3003-004)

Ms. Smith stated the applicant is proposing to construct a new medical facility totaling 18,703 square feet. The proposed building will front on Barnard Road. The site is rectangular in shape. It is situated directly east of the Progressive Medical Building. Hours of operation are intended to be between 7:30 a.m. and 6:00 p.m. Information from the Veteran's Administration has stated that they have a parking demand that is higher than a typical medical office use. For that reason, the parking requirement is higher than what we normally see.

There is one residential dwelling directly adjacent to this proposed use. We contacted the owner of the property prior to the meeting to inform them of the proposed development. One of the conditions of the report is to continue to work with the neighbor, the developer and within the confines of the ordinance, to provide screening and buffering for this use.

Whereas the proposed medical use is a permitted use within the B-1, Office Business zoning district and the project complies with the general development standards of the Township, staff recommends approval of S-10-18 with the conditions listed in staff's report.

Rick Keith, a representative of Wolgast Corporation, was present to answer any questions. Mr. Rick Keith stated they 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 this proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Ms. Seaver, supported by Mr. Majask, to recommend approval of the proposed site plan (S-10-18) upon the following eight (8) conditions listed below:

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1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services and the Township's Engineer.
2. A landscaping plan reviewed and approved by Community Development.
3. The point at which the sidewalk crosses the drive shall be noted through stamped and dyed concrete or bituminous.
4. Submit details regarding lighting for review and approval, specifically as it relates to the proximity of a residential district.
5. Execution of mutual access easement agreements.
6. No sign location is shown or proposed on the site plan. All signs must meet the current sign ordinance. No sign permit is implied or granted with this site plan review.
7. A bufferyard, as required per ordinance, shall be installed along the south property line. Staff will work with the neighboring residential property and the developer to locate the bufferyard appropriately.
8. The drive radius for the proposed development should not impact the adjacent properties.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- C. **S-10-09** – Alpine Holdings LLC of Mt. Pleasant, Michigan is requesting site plan approval to construct a building totaling approximately 18,500 square feet which will serve as a 100 room hotel located at 2685 Tittabawassee. (12-4-02-2006-000)

Ms. Smith stated the property is located on the south side of Tittabawassee Road, just east of Fashion Square Boulevard, on the parcel that was previously Frank's Nursery. The current zoning of the property is B-4, General Commercial. A 100-room hotel is proposed to be located along the southeast side of the parcel. The former River City Tile and Stone/Frank's Nursery will be demolished. This parcel includes a proposed out lot along Fashion Square Boulevard. The applicant and owner intend to convert this property to a condominium site which will permit common areas, such as parking, but permit separate ownership of potential "lots". The owner and developers are currently working on an alternative circulation scheme very similar to this but it may result in the entry drive dropping further south on Fashion Square Boulevard.

Whereas the proposed building is permitted by right in the B-4, General Commercial district and the general development standards of the Township, staff recommends approval of site plan S-10-09 with the 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 this proposed site plan.

Discussion followed among the Planning Commission members. Mr. Nolan inquired if the applicant was proposing a different drive altogether on Fashion Square Boulevard. Ms. Smith

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stated the applicant was proposing as an alternative to adjusting the proposed drive further south. Mr. Majask inquired as to the name of the proposed hotel. The applicant stated the name of the proposed hotel is the Hampton Inn.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed site plan (S-10-09) upon the following ten (10) 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. 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. The following items need to be indicated on the final site plan and are required to be installed:
 - a. The area north of the nine (9) parking spaces (where the drive-thru area is located) shall be clearly delineated for the drive-thru location.
 - b. Any mechanical equipment, including generators, is required to be screened with landscaping and material consistent with the building.
 - c. Landscaping, in terms of quantities and area, consistent with the requirements of the zoning ordinance shall be provided and noted on the final site plan.
4. Lights shall not exceed 25-feet in height. A photometric plan and lighting details are required.
5. Elevations and a detailed description of the proposed building materials are required.
6. A mutual access easement agreement is required between the property and the Township for future shared access to the south.
7. An irrigation system shall be installed.
8. A sign permit application with detailed drawings of any sign(s) will need to be reviewed and approved by the Community Development Department prior to any changes or the installation of any new signage.
9. Dumpsters are required to be enclosed with materials that are complimentary in terms of materials and color to the building itself. A detail of the enclosure(s) and the materials proposed is required.
10. Cardinal Square elements, bench(es) and sidewalk will be required when the property fronting on Fashion Square Boulevard and Tittabawassee are developed.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

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Other New Business:

Old Business:

Adjournment:

Motion by Mr. Gombar, supported by Mr. Majask, to adjourn the meeting at 7:20 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED