

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
CENTER COURTS  
3320 N. CENTER ROAD, SAGINAW, MI 48603  
NOVEMBER 6, 2013**

Members Present

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

Members Absent

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 October 16, 2013.

**VOTE:        7 YEAS        0 NAYS        0 ABSENT        MOTION CARRIED**

**New Business:**

- A.     Z-13-04** – Wirt Financial Services of Saginaw, Michigan is requesting to rezone one (1) parcel of land from R-1A, Low Density Residential-Transitional to B-3, Community Commercial located at 4385 Barnard. (23-12-4-02-3020-000)

Ms. Smith stated the parcel being considered for rezoning is located west of Barnard and approximately 435 feet south of Schust Road. It is a rectangular shaped parcel with frontage on Barnard of 410 feet, a depth of 617 feet and a total acreage of 5.810. This property has been zoned R-1A, Low Density Residential since 1970. The Future Land Use Map for this area has been shown to be business since the 1970's. It is our understanding that the applicant intends to demolish both dwellings on this property and then pursue redevelopment. The property has been used for residential purposes since the two buildings were constructed in 1963. Historically, this parcel was zoned for Agricultural use when the Township's first zoning ordinance was adopted in 1951. In 1980, the parcel was zoned R-1A, Low Density Residential-Transitional and has been residential since that time.

Whereas the proposed rezoning from R-1A, Low Density Residential-Transitional to B-3, Community Commercial 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-13-04.

There was discussion among the members of the Planning Commission.

Mr. Eric Finnigan, a representative from the Wirt-Rivette Group, was present to answer any questions. Mr. Finnigan stated they are currently discussing different options for an office or commercial related use.

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. Nolan, supported by Mr. Nelson, to recommend approval of the proposed rezoning (Z-13-04) to the Township Board.

**VOTE:            7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED**

**B.    TPP-13-01 – JJN Builder and Developers of Saginaw, Michigan is requesting Tentative Preliminary Plat approval to subdivide an 8.14 acre parcel of land into nineteen (19) single family residential lots to be known as “Meadowlark Estates #2”.**

Ms. Smith stated the property is zoned R-1, Low Density Residential and the lots are required to be a minimum of 80-feet wide by 130-feet in depth and maintain at least 10,400 square feet of land area. The proposed lots of this phase meet the minimum requirements of the Zoning Ordinance. A number of the lots exceed the frontage requirement by five-feet (5') and the depth by fifteen-feet (15').

Phase I was approved by the Planning Commission in 2003. The overall layout of the subdivision is consistent with the future phrases and lot sizes depicted in the 2003 preliminary plat of Meadowlark Estates. Lots within this phase comply with the above minimum requirements. Corner lots are designed larger given the setback requirements. The building area width on most lots is 60-feet in width with some corner lots being as wide as 90-feet in width.

Each plat is required to follow the same three (3) steps for review and approval:

1.    Tentative preliminary plat submitted for tentative approval.
2.    Final preliminary plat submitted for final approval.
3.    Final plat submitted for final approval.

In reviewing the tentative preliminary plat, the primary focus is to review and approve the lot sizes, lot orientation, and street layout and the application of all current plat regulations, so that the developer and engineer(s) can prepare and submit a preliminary plat plan for final approval.

Public hearing notices were mailed to all property owners and occupants within 300 feet and published in the Township Times. We have received two (2) inquiries and concerns regarding this project in advance of the meeting.

1. A resident was concerned over the number of ash trees located in general along the ditch line just north of the proposed lot 32 (at the intersection of Jasmine and the proposed Pebblestone Lane).
2. Another resident was concerned with the condition of Jasmine Drive, from Dewberry to the adjacent expansion and plat. He stated he has contacted the Road Commission regarding the condition of the road. He says it is in a state of disrepair and would need improvements prior to connection.

The overall layout of the subdivision has been well thought out. During the platting process of Meadowlark Estates #1, the project was designed to provide one (1) access point to McCarty Road through Spurwood Drive and Parsons Walk. Meadowlark Estates #2 will extend Fieldstone Lane approximately 500 feet and then the road will turn and head north, changing to Pebblestone Lane. Pebblestone Lane extends to the northern end of the proposed plat. Approximately 300 feet north on Pebblestone Lane the proposed road will connect to Jasmine Drive. The roads will be constructed to comply with the requirements of the Saginaw County Road Commission. They will also be designed with curbing and an underground storm sewer system. Lot 24 is shown to be 85 feet in width at the road, but only 80 feet of width on the south property line. When scaled, it appears to be 85 feet. Sanitary sewer and water must be extended to the northern property line of lot 32 with this phase.

Whereas the proposed single-family subdivision of Meadowlark Estates No. 2 meets the requirements of the Saginaw Charter Township Zoning Ordinance and the Subdivision Control Ordinance as well as the Residential Development standards within Saginaw Township, staff recommends approval of the Tentative Preliminary Plat, TPP-13-01 to the Township Board.

There was discussion among the members of the Planning Commission. Mr. Brucker inquired on the proximity of this development to the Campus Business District to the north. It is a requirement of the Campus Business District (CB-1) to provide a minimum of 100' feet of buffer. Mr. Nolan inquired about the two exit/ entrances to Meadowlark Estates #2. Mr. Nelson inquired about the ash trees.

Mr. Jeff Nicklyn, a representative for JJN Builder and Developers, was present to answer any questions.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed tentative preliminary plat.

1. George Derleth of 4445 Jasmine was concerned with where Jasmine will end in the proposed subdivision and the development trucks traveling over Jasmine. Jasmine in his opinion is in poor condition. Mr. Derleth was also concerned with the vacant lot adjacent to his property and the fact that it hasn't been mowed in five (5) years. Another question was when will this project start. Jasmine Drive will extend to the west approximately 130 feet to Pebblestone Lane and then terminate at Pebblestone Lane. Vacant lots are not typically mowed to look like a residential lot but maybe in the spring a length of the adjacent lot to his property could be "mowed". Construction of the proposed plat will be starting in the spring of 2014.
2. Jim Sawley of 4421 Jasmine was concerned with the adjacent ditch and whether it will be filled in or not. He was also concerned with storm water and where it will drain. The design professional for the project, John Morey, stated each lot will be designed with rear lot drainage.
3. Lola Sawley of 4421 Jasmine was concerned with the amount of traffic already using the road and feels with this new project there will be even more traffic concerns. Ms. Smith stated the Township has a traffic calming program and will send Mrs. Sawley information.

There being no further comments, Mr. Brucker closed the public hearing portion of the proposed tentative preliminary plat.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed tentative preliminary plat (TPP-13-01) to the Township Board.

**VOTE:        7 YEAS        0 NAYS        0 ABSENT        MOTION CARRIED**

**Receive and File All Correspondence:**

**Other New Business:**

Ms. Smith stated that a draft survey for the master plan will be sent to the Planning Commissioners for their review.

**Adjournment:**

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

**VOTE:        7 YEAS        0 NAYS        0 ABSENT        MOTION CARRIED**