

distance between the parking area or building area and the sidewalk) the greater the number of streetscape elements which will need to be provided within the setback.

The sliding scale of the setbacks allows smaller parcels to redevelop without seeking a variance, provides property owners the ability to customize their sites physical appearance to their own preference while still working toward a coordinated streetscape for State Street.

Staff recommends approval of the proposed ordinance subject to comments received at the public hearing.

Mr. Brucker thanked the members of the State Street Corridor District members and the Planning Commission members and expressed his appreciation for their help and input.

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

1. Mr. Rich Spitzer was concerned with whether staff and members of the Corridor Improvement District evaluated the cost of complying with the proposed ordinance design guidelines. Ms. Smith stated typical Cardinal Square elements cost range between \$3,000 - \$9,000. The State Street elements will typically be less expensive depending on their choices.
2. Mr. Chris Fechter, Corridor Improvement District (CID) board member and as an independent business owner of Future Insurance Agency located on State Street, stated he felt most business owners are excited about improving the State Street district and if this works as anticipated, there are other locations in Saginaw Township where other districts could be created.
3. Ms. Connie Reppuhn, owner of Country Sampler and a board member of the CID stated in planning the landscaping standards as well as the State Street proposed elements, cost was definitely a factor that she believes businesses can live with. It was laid out with different options to be chosen by the individual businesses.

There being no further comments, Mr. Brucker closed the public hearing portion of the proposed text amendment.

Discussion followed among the Planning Commission members.

Motion by Mr. Nolan, supported by Mr. Gombar, to recommend approval of the proposed text amendment (Z-13-03) to the Township Board.

Proposed Amendment

Amend Chapter 3, Section 314, to add text as number 8 and renumber the current number 8 to 9 of the general design guidelines:

Section 314. General design guidelines.

8. *State Street Corridor.* The State Street Corridor is a specified geographic area within Saginaw Charter Township stretching along and around the State Street Corridor and extending north and south on collector roads. The specific geographic area is the same as the State Street Corridor Improvement Authority.
 - a. The State Street Corridor Overlay District is recommended in order to meet the following:
 - i. Preserve the unique character of the State Street Corridor.
 - ii. Complement the existing pattern of buildings. Development should rely on found character, not imported character. Structures should be designed and developed or redeveloped to complement architecture, mass and bulk of the area surrounding it.
 - iii. Enhance the pedestrian orientation of the State Street area and the Saginaw Township community and encourage streetscape design that is inviting and on a human scale as well as ensuring consistent pedestrian connections throughout the area.
 - iv. Communicate the community's vision for the State Street area.
 - b. *Scope.* The standards outlined apply to all developments excluding single family and two family developments including:
 - i. All newly constructed buildings.
 - ii. All exterior building and improvements which require a building permit (only standards applicable to the changed element apply).
 - iii. Renovation of a structure that requires site plan review or administrative site plan review.
 - c. *Landscaping Standards:*
 - i. Shredded, hardwood mulch, a minimum of three inches (3") in depth, should be placed in defined beds.
 - ii. All beds shall be defined with plastic or metal edging.
 - iii. Ground cover used in lieu of turf grasses in whole or in part shall be planted in such a manner as to present a finished appearance and reasonable complete coverage after one (1) complete growing season. A growing season is defined as May-November.
 - iv. Annual, plastic, or other non-living plant material shall not be considered acceptable to meet the landscaping requirements of the ordinance.
 - d. *East State Street (Hemmeter Road to City of Saginaw)*
The standards for development in this area are designed to preserve and protect the strong residential neighborhoods in Saginaw Charter Township. This

business district is intended to provide a visual and physical buffer from more intense commercial activity further west on State Street and to provide complimentary and needed services, office uses and development that is in appearance, cohesive and complimentary to the surrounding residential character. Stone shall be incorporated into the building or incorporated within a site as detailed in the State Street Corridor Design Guide.

i. Building Placement

- a. Front yard setback: The front yard setback shall be fifteen feet from the proposed right of way as determined by Section 303.2. Parking shall not be the dominant feature of the site.
- b. Side yards shall be a minimum of ten-feet (10') inclusive of parking.
- c. Rear yard setback inclusive of parking shall be a minimum of ten-feet (10') unless adjacent to a residential district. When adjacent to a residential district, the side and rear yard of a nonresidential use which abuts a residential district shall be landscaped to provide a visual screen between districts. The extent of the screening shall be based on the distance between the parking area and/or the building to the property line, with the exception that the Planning Commission may require additional screening from parking areas and headlights if trespass by lighting or vehicle headlights is a concern:
 - i. Fifty (50') feet or more from building and/or parking area to the nearest residential property line, a buffer of maintained and seeded lawn is required along with one (1) tree or two (2) shrubs for each thirty (30') lineal feet.
 - ii. Thirty (30') feet but less than fifty (50') feet from building and/or parking area to the nearest residential property line, a buffer of maintained and seeded lawn or ground cover with three (3') foot tall berm with a slope no greater than three to one (3:1) with two (2) trees or four (4) shrubs installed within said buffer for each thirty (30') lineal feet.
 - iii. Fifteen (15') feet but less than thirty (30') feet from building and/or parking area to the nearest residential property line, an opaque fence six (6') feet in height with one (1) tree or two (2) shrubs shall be planted every thirty (30') lineal feet.
 - iv. A minimum of ten (10') feet but less than fifteen (15') feet from building and/or parking area to the nearest residential property line, a buffer screen no less than five (5') feet in width and six (6') feet in height shall be established, consisting of tree plantings, hedges, and an opaque fence or wall that is consistent with the materials and colors used on site.

- ii. Building Design Guidelines. For all new buildings or redevelopments:
 - a. Building facades are considered the public faces of buildings. All four (4) sides of the building must be addressed with consistent architecture.
 - b. All buildings should have a “porch” or other such entrance that functions as a porch. It shall be a minimum of five (5’) feet wide.
 - c. Building owners are encouraged to place planters and window boxes with flowers or climbing vines within twelve (12”) inches of the building façade and plantings along the private walk leading to their “front door.”
 - d. All mechanical equipment, including roof top equipment, shall be screened from view.
 - e. Accessory structures are permitted however; they must be consistent in architecture and size and mass with the principal building.
- iii. Articulation and Fenestration
 - a. Each entry shall be the primary focus of the building.
 - b. Windows should be used in such a way as to provide visual interest to the building as a whole as well as to pedestrians. Banding of windows on second floors is encouraged.
- iv. Windows and Transparency
 - a. Windows shall be clear, not tinted, mirrored or frosted, except that specialty windows (stained, etched, or other such similar treatments) are permitted at a maximum of one (1) per façade face.
 - b. Privacy can be achieved through the use of curtains or screening in appropriate locations, however, each business shall have a minimum of 50% of the store front windows “active” with displays, painted signage (limited to 80% of the window) or other such similar effect.
- v. Roof type. A minimum 6/12 pitched roof is preferred and structures that provide for two (2) roof elevations (structure and porch) are encouraged.
- vi. Materials. Natural materials, such as natural brick and stone, are encouraged.
- vii. Entry
 - a. Entry ways shall be the primary focus of all buildings.
 - b. Functional doorways should be included in the rear of the building so that necessary loading and unloading can take place.
- viii. Height
 - a. All new buildings shall have a minimum height of eighteen (18’) feet.
 - b. No building shall be greater than two stories or twenty-seven (27’) feet, except that structural appurtenances shall be permitted to exceed the height limitations when they are ornamental in purpose, such as steeples, belfries, cupolas, ornamental towers provide that such structural elements do not exceed twenty (20%) percent of the roof area.

- e. Streetscape Design Guidelines. All new developments and redevelopments shall require installation of streetscape design elements; either two elements from Option A or one element from Option B. All elements must be maintained in perpetuity and of a type and style specifically approved by the Planning Commission.

Option A (choose two):

- Low (twelve inches to three feet in height) fence and landscaping
- Bench
- Potted plants

Option B (choose one):

- Stone knee wall (minimum 12 feet in length)
- Stone columns (2) with minimum ten(10') feet of fencing
- Stone columns (2) with associated landscaping

- f. West State Street. The standards for this section of State Street are meant to permit a wide variety of more intense commercial and multiple family housing developments. The Township acknowledges that this level of intense development typically requires more parking, flexibility in parking standards and creative ways to screen parking and encourage pedestrians. Stone shall be incorporated into the building or incorporated within a site through the placement of large stones and outcroppings or as otherwise approved by the Planning Commission.

i. Building Placement

- a. Front yard setback: The front yard setback shall be thirty (30') feet from the proposed right of way as determined by Section 303.2. unless the applicant seeks one of the alternatives detailed below:

- i. For a setback a minimum of 30 feet but more than 20 feet; the applicant may choose one (1) of the following elements:
 - a. Stone columns and fencing
 - b. Fencing (no less than 20 lineal feet) and a coordinated approved landscaping plan
 - c. Stone columns at key entrances with coordinated and approved landscaping
- ii. For a setback less than 20 feet but more than 10 feet; the applicant may choose one from each of the following groups:
 - a. Group 1:
 - i. Stone columns and fencing
 - ii. Fencing (no less than 20 lineal feet) and a coordinated approved landscaping plan

- iii. Stone columns at key entrances with coordinated and approved landscaping
 - b. Group 2:
 - i. Bench as approved by the Planning Commission
 - ii. Two planters maintained with plantings, as approved by the Planning Commission
 - iii. Trash can as approved by the Planning Commission
- iii. For a setback less than 10 feet but at least five feet; the applicant may choose any four elements from the list below:
 - a. Stone columns at key locations with an approved associated landscaping plan
 - b. Fencing with associated landscaping as approved by the Planning Commission
 - c. Street trees planted in grates with an expanded sidewalk
 - d. A knee wall of decorative stone, at key locations, at least twelve feet in length
 - e. A bench and trash can as approved by the Planning Commission
 - f. Planters (maintained with plantings) at key locations as approved by the Planning Commission
 - g. Public art, as specifically approved by the Planning Commission, to be maintained in perpetuity
 - h. A quasi, outdoor/public space, at least four hundred square feet in size, as approved by the Planning Commission
- b. Parking shall not be the dominant feature of the site.
- c. Side yards are not required unless adjacent to residential development. Parking lots shall provide a minimum five (5') foot separation unless there is an executed mutual access easement agreement.
- d. Rear yard setback is thirty (30') feet, excluding parking which shall be a minimum of five feet (5') unless adjacent to a residential district. When adjacent to a residential district, the side and rear yard of a nonresidential use which abuts a residential district shall be landscaped to provide a visual screen between districts. The extent of the screening shall be based on the distance between the parking area and/or the building to the property line, with the exception that the Planning Commission may require additional screening from parking areas and headlights if trespass by lighting or vehicle headlights is a concern:
 - i. Fifty (50') feet or more from building and/or parking area to the nearest residential property line, a buffer of maintained

and seeded lawn is required along with one (1) tree or two (2) shrubs for each thirty (30') lineal feet.

- ii. Thirty (30') feet but less than fifty (50') feet from building and/or parking area to the nearest residential property line, a buffer of maintained and seeded lawn or ground cover with three (3) foot tall berm with a slope no greater than three to one (3:1) with two (2) trees or four (4) shrubs installed within said buffer for each thirty (30') lineal feet.
 - iii. Fifteen (15') feet but less than thirty (30') feet from building and/or parking area to the nearest residential property line, an opaque fence six (6') feet in height with one (1) tree or two (2) shrubs shall be planted every thirty (30') lineal feet.
 - iv. A minimum of ten (10') feet but less than fifteen (15') feet from building and/or parking area to the nearest residential property line, a buffer screen no less than five (5') feet in width and six (6') feet in height shall be established, consisting of tree plantings, hedges, and an opaque fence or wall that is consistent with the materials and colors used on site.
- ii. Building Design Guidelines. For all new buildings or redevelopments:
- a. Building facades are considered the public faces of buildings. All four sides of the building must be addressed with consistent architecture.
 - b. Walls greater than fifty (50') feet in length shall be effectively broken down through a change in surface, a change in materials or additional landscaping so as to reduce the perceived scale and mass of the wall.
 - c. All mechanical equipment, including roof top equipment, shall be screened from view.
 - d. Planters with landscaping are encouraged at key locations at and around the primary entrance to the building.
- iii. Articulation.
- a. Each entry shall be the primary focus of the building.
 - b. Windows should be used in such a way as to provide visual interest to the building as a whole as well as to pedestrians.
 - c. Large scale developments, such as strip malls and shopping centers are required to provide a façade and design that allows distinctions between individual storefronts.
- iv. Windows and Transparency
- a. The front façade of a structure shall be a minimum of forty (40%) percent transparent, meaning a combination of doors and windows. Windows shall be clear, not tinted, mirrored or frosted, except that specialty windows (stained, etched, or other such similar treatments) are permitted at a maximum of one (1) per façade face.
 - b. Care should be taken to place windows around the perimeter of the building unless not feasible due to interior layout or use. If the

- installation of windows is deemed not feasible by both the developer and the Zoning Administrator, additional architectural and/or landscaping detail is required along said façade.
- v. Roof type. There is no specific type of required roof type or pitch, except that creativity and quality design is encouraged. Large scale developments, such as strip malls and shopping centers are required to provide a façade and overall design that allows distinction between and among individual storefronts.
 - vi. Materials. Natural materials, such as natural brick and stone, are encouraged. Manmade materials are discouraged, especially on the first floors. Color schemes should be selected that enhance and compliment the materials selected.
 - vii. Entry
 - a. Entry ways shall be the primary focus of all buildings.
 - b. Functional doorways shall be included along storefronts and other developments whenever possible.
 - viii. Height. Buildings shall have a minimum height of eighteen (18') feet.
- g. Performance Standards. In order to permit a wide range of uses and provide for creativity and flexibility for developers and the Township, while still preserving the character and identity of Saginaw Charter Township, the following performance standards shall apply to all uses within the State Street Corridor:
- i. All outdoor lighting shall be limited to 15 feet in height when located 300 feet from a residentially zoned district. Fixtures should be of a "cut off" type and there should be zero foot candles measured at the property lines.
 - ii. Dumpster unloading, parking lot cleaning, and similar building or site maintenance shall not take place before 7:00 a.m. nor after 10:00 p.m., excepting that snow plowing is permitted during all hours.
 - iii. No use is permitted which creates a noise level greater than which is allowed in by the noise ordinance when measured from the nearest residential property line. The Planning Commission may require details of operation and a map showing the areas affected by potential noise.
 - iv. No use is permitted which emits smoke, soot or noxious fumes or odors excepting smoke or odors which are typically associated with restaurants and food service establishments.
 - v. Emergency road and utility repairs, road cleaning, snow plowing and other such similar work conducted by the Township, County and/or its agents operated within the road or road right-of-way shall be exempt from these standards. Additionally, sirens used by public safety agencies are exempt as well.

- vi. Any use that evolves into a nuisance, resulting in police, fire or other such calls that exceeds by 50% similar uses in the Township, the property owner/operator shall be issued a civil infraction as permitted in the Township's General Ordinance.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Nelson

Receive and File All Correspondence:

- A. A copy of the August 2013 issue of Planning & Zoning News.

Other New Business:

Adjournment:

Motion by Ms. Egbert, supported by Mr. Howell, to adjourn the meeting at 7:19 p.m.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED
Nelson