

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
SEPTEMBER 15, 2010**

Members Present

P. Brucker
A. Seaver
B. Nelson
B. Gombar
C. Nolan
R. McGraw
M. Peterson

Members Absent

Others Present

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

Mr. Brucker called the meeting to order at 7:00 p.m.

Approval of Minutes:

Motion by Mr. Nelson, supported by Mr. Nolan, to approve the minutes of September 1, 2010.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. **S-10-26 and SUP-10-04** – Wm. Kibbe and Associates of Saginaw, Michigan on behalf of Peace Evangelical Lutheran Church is requesting a special use permit and site plan approval to construct a pavilion totaling 5,450 square feet and associated parking spaces, to be located directly north and adjacent to Peace Evangelical Lutheran School at 3161 Lawndale. (12-4-07-4004-000)

Ms. Smith stated the proposed pavilion is intended to be used for a variety of purposes. This includes uses associated with the school, for weddings, picnics, vacation bible school and as an outdoor worship facility. The pavilion has the capacity to seat 225 people. The pavilion itself is more than 525 feet from the western property line. A berm is proposed to the north of the pavilion to provide a buffer from existing and potential uses in terms of noise.

Whereas Peace Lutheran Evangelical Church and School is a permitted use after special approval within the A-2, Agricultural zoning district and the project complies with the general development standards of the Township, staff recommends approval of SUP-10-04 and S-10-26 with the five (5) conditions listed in staff's report.

The applicant had no problems with the five (5) conditions listed in staff's report.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed special use permit.

1. Brian Hildebrandt of 3204 Gulfstream is concerned with kids hanging out there. Bridget Smith stated Peace Ev. Lutheran School has a good reputation for patrolling their property. The Saginaw Township Police Department has reviewed the lighting plan. Dennis Hoppe from Peace Ev. Lutheran School stated the school may not have the lights on at night. They are looking into infra-red camera's and/or night motion sensors.

There being no further comments, Mr. Brucker closed the public hearing portion of this proposed special use permit.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed special use permit (SUP-10-04) to the Township Board 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 final landscaping plan, noting the types and quantities of materials, and providing sufficient detail as to the height and width of the berm so that it functions as an effective sound barrier and are still maintainable/mow able in terms of maintenance.
3. Submission of details regarding type, location, height and operation of lighting fixtures must be provided on the final site plan.
4. Staff recommends that the curbing in the expanded parking area be deferred until the parking in this area of the development is constructed.
5. The site has a current storm water management plan in place. The site may qualify for a Review for Exemption.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Motion by Ms. Seaver, supported by Mr. Gombar, to recommend approval of the proposed site plan S-10-26 upon the same conditions listed in the proposed special use permit SUP-10-04.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- B. **S-10-20** – MLR Engineering of Freeland, Michigan on behalf of Paint Bull Express of Saginaw, Michigan is requesting site plan approval to redevelop the existing and an adjoining parcel for vehicle sales located at 3394 Bay Road. (12-4-15-2004-000)

Ms. Smith stated the applicant is proposing to redevelop these two sites jointly in order to use the combined space for vehicle sales and service. The owner has stated that they see a demand for vehicle sales from their existing business, Paint Bull Express. The existing Paint Bull Express will continue and will expand to include vehicle sales. Vehicles sales with outdoor display is a use permitted with special conditions in a B-4, General Commercial district.

Whereas the Paint Bull Express and outdoor display for vehicle sales is a permitted use after special approval within the B-4, General Commercial zoning district and the project complies with the general development standards of the Township, staff recommends approval of S-10-20 with the ten (10) conditions listed in staff's report.

Mr. Mike Rybicki of MLR Engineering, a representative for Paint Bull Express, stated he had no problems with the ten (10) 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 Mr. Nolan, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-10-20) 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. All repair and finishing work must be done within a wholly enclosed building.
3. Devices for the transmission or broadcasting of voice or music shall be prohibited outside of a building.

4. No vehicle or product for sale, lease, or rent shall be parked or displayed within 20 feet of a public right of way or proposed right of way.
5. No temporary structures are allowed.
6. A permanent structure of at least 800 square feet shall be occupied at all times.
7. A final landscaping plan, noting the types and quantities of materials required, shall be submitted as part of the final site plan.
8. Submission of details regarding type, location, height and operation of lighting fixtures is required if the applicant is proposing additional fixtures.
9. If a dumpster is needed, at the time of redevelopment or in the future, a dumpster enclosure consistent and complementary to the building shall be provided in a location approved by the Township.
10. A change in surface at the point where the sidewalk crosses the drive is required.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

Other New Business:

1. Mr. Nolan nominated Mr. McGraw as Vice-Chairman of the Planning Commission to replace Ed Majask. Mr. McGraw accepted the nomination. Chairman Peter Brucker appointed Mr. Ryan McGraw as the new Vice-Chairman of the Planning Commission.

Adjournment:

Motion by Mr. Peterson, supported by Mr. Gombar, to adjourn the meeting at 7:30 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED