



***WHEREAS**, during his twenty-one years of service Mr. Majask helped shape our community by participating in the planning of many of the Township's development projects including the Tittabawassee Road Access Management Plan; Cardinal Square; Bay Road/M-84 Access Management Plan; the Campus Business District, and the 2007 Comprehensive Development Plan update; and*

***WHEREAS**, the Planning Commission appreciates Mr. Majask's competence and dedication to the work of the Planning Commission and Saginaw Charter Township through his thoughtful action and dedicated and professional demeanor both as a Planning Commissioner, Planning Commission Vice Chairman, and Township resident.*

***NOW THEREFORE BE IT RESOLVED**, that the Commission hereby expresses its gratitude to Ed Majask for his outstanding service to the Planning Commission and the Saginaw Charter Township community.*

***BE IT FURTHER RESOLVED**, that this Resolution be spread upon the Minutes of this Commission and be presented to Ed Majask and forwarded to the Saginaw Charter Township Board of Trustees.*

*The above set forth Resolution was unanimously adopted by the Saginaw Charter Township Planning Commission at a regular meeting of the Commission held on Wednesday, September 1, 2010.*

*Peter Brucker, Chairman  
Barry Nelson*

*Clayton Nolan  
Ryan McGraw*

*Amy Seaver, Secretary  
Ben Gombar*

*DATE: September 1, 2010*

Mr. Braun thanked Mr. Majask for his 21 years of service to the Township and stated it was a privilege and an honor to work with such a fine gentleman. His work was always appreciated by the Township Board and they wish him well on his future endeavors.

Mr. Majask stated it was a pleasure to serve 21 years with a very professional group of planning commissioners who never had a personal agenda. Compliments to the planning staff for their technical support and to the Chairman Peter Brucker for running a good meeting; sometimes the meetings were challenging but Pete always kept the meetings focused. He thanked everyone and said he appreciates the years he served on the planning commission.

- B. **S-10-25** – S – S Development and Management of Freeland, Michigan is requesting site plan approval to construct a 120-unit condominium development located at an address commonly known as 6700 Shattuck. (12-4-07-3004-000)

Ms. Smith stated the future land use map in 1970 showed this property with an R-3, Low Rise-High Density classification and in 1980 it was rezoned from A-2, Agriculture to R-3, Low Rise-High Density residential district.

The proposed project is located on the north side of Shattuck Road, east of Midland Road and west of Wieneke Road at the location where Churchhill Lane would logically extend north. The 20.2 acre parcel is adjacent to Country Ridge Townhomes to the west and Bowden Farms North subdivision to the east. The proposed project includes 25 total buildings with a varying number of units in each building ranging between four (4) to six (6) units. A total of 120 dwellings are proposed. Each of the dwelling units exceeds the 1,000 square feet of minimum floor area for two bedroom units in the R-3 district. Furthermore, each lot exceeds the minimum lot size requirement for townhouse developments and will not exceed a density factor of ten (10) units per acre.

The individual units are a variety of sizes. There are eight (8) structures on the plan which are thirty (30') feet wide. These structures will house five (5) units. The remaining structures will house units that are of varying sizes, with the smallest being a one story ranch at 1,266 square feet and the largest being a 1,732 square foot two story structure. Each unit will have its' own garage totaling 550 square feet. The exterior of each building and dwelling will be a combination of brick and vinyl siding. Each townhouse includes a driveway and parking is supplied within the attached car garages. The building units are required to have a thirty-foot (30') front yard setback; a thirty-foot (30') rear yard setback; a total side yard setback of twenty-five-feet (25') with a minimum of twelve-feet (12') on one (1) side; also a minimum distance between structures of twenty-five-feet (25'). The proposed layout meets or exceeds these requirements.

Whereas the proposed condominium use is a use permitted by right in an R-3, Low Rise-High Density residential district and the project complies with the general development standards of the Township, staff recommends approval of site plan S-10-25 with the nine (9) conditions listed in staff's report.

Mr. Brucker inquired if Mr. Schauman was ok with the nine conditions listed in staff's report and whether he would consider making some units barrier free. Ron Schauman stated his son David Schauman is the developer and this development will be privately owned and maintained by the owners. It is a family owned business and will continue to be so. The Schauman's have built town homes in Freeland, Auburn and Saginaw Township. Mr. Schauman feels that each new development gets better designed than the previous development. All units can easily be converted for barrier free requirements. Mr. Schauman had no problems with the nine (9) conditions listed in staff's report.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed site plan.

1. Craig Kuhn of 6446 Rockingham inquired about the developer's plans for Rockingham Road, clarification of the people who will be occupying the proposed units, if there would be any deed holders to the units, their proposed screening process of potential renters, and what type of buffer would there be. Eric Spittler of Wilcox Professional Services stated Rockingham was designed as a stub street and will connect to this new development as required by the Saginaw County Road Commission and the Township. Mr. Schauman stated the proposed units would be rental units, there would be no deed holders to the units and they conduct a rigid screening process for all potential renters for all their rental properties. Ms. Smith stated the type B buffer is required by the zoning ordinance when an R-3, Low Rise-High Density residential district abuts a less intensive district. A type "B" buffer yard with a combination of trees and shrubs is required along the north property line, the west property line (from the north property line to the point where Country Ridge Townhomes begin) and to the east, the property owned by Peace Lutheran Church and School. The type "B" buffer requires a thirty (30') foot setback with a combination of one (1) deciduous tree, one (1) evergreen tree and one (1) shrub for each one hundred lineal feet. Also from Shattuck Road to the point at which Bowden Farms subdivision ends, the developer is proposing a white vinyl fence for installation. There are breaks within the fence at approximately every 200 lineal feet. This break occurs for two reasons – first to provide stability to the fence in terms of maintenance and second to provide a visual break so there is not one continuous 900 foot white screen along the property. Within these breaks, dense landscaping is required. Mr. Kuhn stated he was disappointed with the multi-unit being located next to a single family residential subdivision; the connecting road will create too much traffic and will become a safety hazard along with additional noise and activity that will negatively impact the neighborhood. Mr. Kuhn also stated property values will decline.
2. Angela Osmond of 6323 Ruidoso was concerned with the road stub and why could it not be a cul-de-sac. She stated she was concerned for safety. Ms. Smith stated in 2001 when Bowden Farms North was platted, the road was stubbed for future connections and that the proposed development is on land that was zoned R-3, Low Rise-High Density residential for thirty (30) years. Ms. Smith stated that if the true concern is safety as it relates to speed and volume, the Township can address those issues. If the concern is regarding the road is not based on traffic but on some other issue, we cannot.
3. Manuel Garcia of 6339 Ruidoso was concerned with the access road, safety for the children and value of their homes. Ms. Smith stated the Saginaw County Road Commission is responsible for the roads in Saginaw Township along with road signage. The Township, along with

the homeowners association for Bowden Farms, can contact the Road Commission with any signage requests they may have. Ms. Smith also stated the Township has a traffic calming program if the residents of Bowden Farms North were interested in pursuing traffic calming in their subdivision and the Township would address issues regarding speed and cut through traffic if it was a concern.

4. James Osmond of 6323 Ruidoso stated he is concerned with the road also. He feels there would be too much traffic, speeding and a safety hazard for the children.
5. A Township resident inquired as to how the subdivision by the Wal-Mart on Lawndale Road has a gate. How is that allowed? Ms. Smith stated those roads in that subdivision are private roads maintained by all the homeowners. Resident inquired if they could turn their roads in Bowden Farms North subdivision into private roads. Ms. Smith stated the cost is usually prohibitive for most homeowners to privatize their roads but can be done.
6. Kurt Phibbs of 3199 Sundown is concerned with what the setbacks will be, will the units be mixed between ranch and two story townhomes, and if the road shown on the site plan is shown off set, whether the stub street is a requirement of the County or a regular planning issue. He also inquired if they had any other recourse. Mr. Spittler of Wilcox Professional Services stated all road plans are reviewed by the Saginaw County Road Commission and the road is slightly off set due to the way in which the eastern most units are situated to block headlights. Ms. Smith stated the setbacks meet or exceed the requirements of the zoning ordinance. The setback provided between the units and the subdivision is forty (40') feet which is ten (10') feet greater than required. Mr. Schauman stated the units will be a mix of ranch and two-story townhomes. He further stated that the way, in which the units are designed, there are bedrooms on the 2<sup>nd</sup> floors, not living rooms, so it would be like having a two-story home in a subdivision.
7. Cathy Dorey of 6355 Ruidoso inquired if the stub road would be the main road into the development. Mr. Brucker stated it would not be the main road; primary access would be accessed off Shattuck Road.
8. Frank Nacarato of 6428 Rockingham inquired if any other design/plan would also require a stub street, could the proposed development have a U-shape road with no stub street connection, and he was concerned with the value of the homes dropping. Mr. Brucker stated the proposed development could not have a U-shaped road because it is not wide enough and he couldn't honestly say if their values would decrease. The property has been zoned R-3, Low Rise-High Density residential before

any homes were built in Bowden Farms North subdivision. By right, the owner could have 200 units. Mr. Majask stated the Planning Commission does not look at property values when they are reviewing site plans for compliance of the requirements in the zoning ordinance. The Planning Commission empathizes with Bowden Farms North subdivision homeowners.

9. A Township resident requested Mr. Brucker read the nine conditions listed in staff's report:
  1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the 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 a building permit being issued.
  3. A change in surface is required at the point at which the sidewalk crosses the proposed road.
  4. If any off street lights or building mounted lights are to be installed, they need to be indicated on the final site plan. These light poles must not exceed fifteen-feet (15') in height. The lighting plan needs to show the layout and illumination output and will need to be reviewed and approved by the Community Development Department.
  5. The required type "B" buffer-yard shall be provided along the north, west (to Country Ridge Townhomes) and east (to Bowden Farms Subdivision). Existing landscaping to remain in the area shall count toward the buffer requirements.
  6. The required type "B" buffer yard shall be provided with a vinyl fence as indicated on the site plan with additional opaque landscaping between the fenced areas, consistent with the zoning ordinance.
  7. Additional information regarding the depth and long term maintenance of the detention area is required.
  8. A final landscaping plan detailing street trees, buffer yard requirements and the berm and detention area is required to be reviewed and approved.
  9. The final site plan shall comply with the purpose and intent of the design guidelines in terms of utilities, mechanical equipment, terminal street views, and landscaping.

10. Mr. Phibbs of 3199 Sundown inquired if the developer would be developing the entire parcel. Mr. Schauman stated yes.
11. Norm Davis of 6476 Ruidoso was concerned with the amount of construction vehicles cutting through their subdivision. Mr. Schauman stated they would install a barricade against the end of the road and no construction vehicles would access the site through the subdivision.
12. Stacy Garcia of 6339 Ruidoso inquired about the timeline for this project and how it would affect the retention basin. Mr. Schauman stated they hope to start construction of the road on October 1, 2010 and would like to have between 20 and 30 foundations in yet this fall. This project will have its' own storm water management plan reviewed by Saginaw Township engineering.
13. A township resident stated he has been a twenty-two (22) year homeowner and inquired if the Township has a need for more apartment complexes. Mr. Brucker stated the Planning Commission updates the Master Plan every five (5) years which includes reviewing the way properties in the Township are zoned, population dynamics and demand. Ms. Smith stated she believes there are only three (3) parcels left that are zoned R-3, Low Rise-High Density residential in the Township and they have been zoned that way for at least 15 plus years. The proposed development tonight is one of those parcels.
14. Mr. Noga of 3106 Oaklawn Park stated the developer has proposed 120 units. Will the developer possibly reduce that number and put in a park. Mr. Brucker stated that is not the site plan that has been presented to the Planning Commission for review tonight. The owner has the right to develop this parcel anyway he desires within the parameters of the zoning ordinance. This parcel was zoned R-3 before your homes were built. Ms. Smith stated the Township has no legal right to require something not in the zoning ordinance. It would be unethical and possibly illegal to do so. Mr. Majask stated that after the meeting you can ask him to withdraw his request. Mr. Noga is concerned with rentals and who is responsible for the upkeep of rental properties. Mr. Brucker stated the owner is responsible. Mr. Schauman stated his current rental units have a 0% vacancy. As owner of several rental developments, his family is proud of their rental units and are active owners. Mr. Schauman has every confidence that the proposed rental units tonight will be handled in the same way.
15. Mr. Kuhn asked if he could file a Freedom of Information Act so that they could have access to the reports the Planning Commission had. Ms. Smith stated that was not necessary and she would provide copies and be

happy to email residents additional copies. She further stated the Township always has plans available and would be happy to meet with residents or provide information. Mr. Kuhn praised the Saginaw News for reporting on this proposed development otherwise he would not have known about this. Ms. Smith stated the Community Development department gave the information to the Saginaw News with the intent they would publish it for the general public. If anyone wishes, they may be added to our email list that sends out the agenda to our Planning Commission and/or Board of Appeals meetings the Friday before the scheduled meeting.

There being no further comments, Mr. Brucker closed the public hearing portion of this proposed site plan.

Discussion followed among the Planning Commission members. Mr. Nelson inquired on the setback dimensions on the west side of the property. Ms. Smith stated as this property will border like units with like units, no buffer is required. The setback requirement is thirty (30') feet.

Motion by Mr. Majask, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-10-25) upon the following nine (9) 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, 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 a building permit being issued.
3. A change in surface is required at the point at which the sidewalk crosses the proposed road.
4. If any off street lights or building mounted lights are to be installed, they need to be indicated on the final site plan. These light poles must not exceed fifteen-feet (15') in height. The lighting plan needs to show the layout and illumination output and will need to be reviewed and approved by the Community Development Department.
5. The required type "B" buffer-yard shall be provided along the north, west (to Country Ridge Townhomes) and east (to Bowden Farms Subdivision). Existing landscaping to remain in the area shall count toward the buffer requirements.
6. The required type "B" buffer yard shall be provided with a vinyl fence as indicated on the site plan with additional opaque landscaping between the fenced areas, consistent with the zoning ordinance.



Motion by Mr. Nelson, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-10-27) 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, 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 a building permit being issued.
3. If any parking lot lights or building mounted lights are to be installed, they need to be indicated on the final site plan. These light poles must not exceed twenty-five-feet (25') in height. The lighting plan needs to show the layout and illumination output and will need to be reviewed and approved by the Community Development Department.
4. The required ten-foot (10') wide type "B" buffer-yard along with the eight-foot tall fence and the appropriate landscaping is required to be located along the south property line of the parcel.
5. A dumpster location is to be shown on the final site plan for approval, if a dumpster is provided.

**VOTE:            4 YEAS            0 NAYS            3 ABSENT            MOTION CARRIED**  
Seaver  
Nolan  
McGraw

**Receive and File All Correspondence:**

- A. The August 2010 issue of Planning & Zoning News

**Other New Business:**

Mr. Brucker wanted to reiterate how it was an absolute pleasure working with Ed Majask for the last 21 years and that the Township Planning Commission and Board will miss him.

**Adjournment:**

Motion by Mr. Majask, supported by Mr. Gombar, to adjourn the meeting at 8:20 p.m.

**VOTE:        4 YEAS        0 NAYS        3 ABSENT        MOTION CARRIED**  
Seaver  
Nolan  
McGraw