

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
SEPTEMBER 19, 2012**

Members Present

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

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. Gombar, supported by Mr. Nolan, to approve the minutes of September 5, 2012.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. S-12-14** – Perfection Bakeries of Ft. Wayne, Indiana is requesting site plan approval to construct an 11,534 sq. ft. building to act as a bakery depot/wholesale, retail and sales facility for Aunt Millie’s bakeries to be located at 3800 Fashion Square Boulevard. (12-4-11-2004-001)

Ms. Smith stated the Planning Commission originally reviewed a site plan for this same use in August of 2009. The building proposed at that time was 9,000 sq. ft. and had an alternative layout. It appears that the intent of the property owner is to subdivide the parcel into two (2) lots. The first out lot will be located closer to McCarty Road and is 1.76 acres in size. This is the parcel on which the proposed development is located. The second parcel has approximately 447 feet of frontage along Fashion Square Boulevard and totals 114,691 sq. ft. or 2.6 acres in size.

Whereas the proposed retail, wholesale and sales use is a permitted use within the B-4, General Commercial zoning district and the project complies with the general development standards of the Township, staff recommends approval of site plan S-12-14 with the sixteen (16) conditions listed in staff’s report.

Eric Spitler, a representative from Wilcox Professional Services, on behalf of Perfection Bakeries, Inc. has no problems with the sixteen (16) 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 the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed site plan (S-12-14) with the sixteen (16) 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 shall be submitted, along with the required checklist and calculations, and approved by the Township Engineer as part of the final site plan. Fees associated with the review will be passed on to the developer.
3. The driveway and all landscaped islands shall be constructed with curb and gutter.
4. Given the volume of pavement, additional landscaping should be installed, consistent with the purpose and intent of the ordinance. Curb and gutter around all landscaped island areas is required.
5. A raised, five-foot (5') separation is required along the western side of the building.
6. All special assessment fees/deferred charges are due upon land division or issuance of a building permit.
7. A dumpster enclosure consistent with the architecture, materials and color of the building is required and the dumpster location shall specifically be approved as part of the final site plan.
8. Any and all rooftop equipment shall be effectively screened as required per the design guidelines. If, instead or in addition, ground equipment is to be provided, it too shall be effectively screened and noted on the final site plan.
9. An elevation of the building meeting the intent and standards of the design guidelines (Section 31.41.) shall be resubmitted. No loading and unloading areas should be visible from the street. The type of building materials shall be noted and approved as part of the final site plan. The exterior of the building shall be designed in such way as to work to "break up" buildings longer than fifty-feet (50') in length; including forms that are detailed and articulated to create interest; ensure that building frontages are active; be

designed to reduce its perceived bulk. Surfaces more than two stories or 35-feet high or 50-feet in length, should attempt to include a wall plane that provides strong shadow or visual interest. Building materials should be submitted.

10. No outdoor storage is permitted.
11. A five-foot (5') wide sidewalk is required to be installed along Fashion Square Boulevard for the length of this property. If the applicant intends to subdivide the parcel, an application for a land division must be filed prior to issuance of a building permit. Given the inclusion of a retail sales area, a paved sidewalk connection shall be provided from the public sidewalk to the building.
12. A lighting plan showing layout, fixture type and illumination shall be reviewed and approved by the Township Engineer prior to construction. Light poles shall be arranged so that they are within landscaped islands or otherwise separated from traffic areas and circulation. Fees associated with the review will be passed on to the developer.
13. If a mailbox is provided on site, it must be located internal to the site and coordinated with the USPS.
14. A final landscaping plan shall be submitted and approved meeting Township ordinance standards, including landscaping required for street trees, parking areas and the detention areas. Prior to submittal of the final plan:
 - a. Providing for landscaping around the perimeter of the building when feasible.
 - b. Shall include the type and caliper of trees, and type and height of shrubs and/or other plantings. Street trees shall be two and ½ inches (2 ½") in caliper and all landscaping shall meet the requirements of the ordinance.
 - c. The detention area shall be integrated into the site as a feature and include landscaping around the perimeter.
15. All utility services shall be underground.
16. The location, width and design of the drive entrance on Fashion Square Boulevard must be reviewed and approved by the Saginaw County Road Commission. Provisions for shared access along the front circulation drive should be provided. A mutual access easement agreement between the property owner and the Township is required.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- B. S-12-16 – Wolgast Design Group of Saginaw, Michigan on behalf of Saginaw Control and Engineering of Saginaw, Michigan is requesting site plan approval to construct an additional eighty-seven (87) parking spaces and eight (8) semi trailer parking spaces north of the existing parking area parallel to Midland Road located at 95 Midland Road. (12-4-30-1007-000)**

Ms. Smith stated the applicant is requesting site plan approval to reconfigure and expand parking as well as construct an additional curb opening on Midland Road/M-47 and close an existing curb opening. The proposed additional parking spaces and reconfigured parking spaces are located directly north of the existing parking on Midland Road. Included with the parking lot expansion is a new driveway designed for employees to enter and exit the site. The applicant has coordinated the drive location with the Michigan Department of Transportation. In creating this drive, Saginaw Control is effectively circulating employees to the new drive and truck traffic to the existing drives.

Whereas the proposed use is permitted within an M-1, Science and Industry zoning district, staff is requesting site plan approval of S-12-16 to Saginaw Control and Engineering with the five (5) conditions listed in staff's report.

Rick Keith, a representative from Wolgast Design Group, LLC, on behalf of Saginaw Control and Engineering, as 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 site plan.

There being no comments, Mr. Brucker closed the public hearing portion of the 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-12-16) with the five (5) conditions listed below:

1. Approval of the final site plan by the Community Development Department, Fire Department, Building Department and Department of Public Services prior to issuing a building permit.
2. A driveway permit is required from the Michigan Department of Transportation.
3. A storm water management plan is required.
4. Sidewalk shall be installed, to the end of the proposed parking area and the area in which the drive was removed, and include stamped and dyed concrete at locations where the public sidewalk crosses the drives.
5. A landscaping plan shall be reviewed and approved, inclusive of the additional trees and shrubs required.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

Old Business:

Adjournment:

Motion by Mrs. Egbert, supported by Mr. Peterson, to adjourn the meeting at 7:17 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED