

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
SEPTEMBER 17, 2014**

Members Present

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

Members Absent

J. Egbert (excused)

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 3, 2014.

**VOTE:          6 YEAS          0 NAYS          1 ABSENT          MOTION CARRIED**  
Egbert

**New Business:**

- A.    **S-14-22** – DPM Saginaw Supercenter of Woodland Hills, California is requesting site plan approval to renovate the property at 4435 Bay Road for use as a climate controlled self-storage facility. This will include parking lot alterations and landscaping additions. (23-12-4-03-4001-010)

Ms. Smith stated the applicant apologizes for their absence. They were trying to adjust their schedule but could not.

The applicant is requesting site plan approval to renovate the property at 4435 Bay Road for use as a climate controlled self-storage facility. This will include parking lot alterations and landscaping additions. The applicant has also indicated proposed future spaces set aside for out-lots.

The renovation and site plan review will only include the portion of the building and associated property occupied by Kmart, not the entire retail strip. The site itself is compliant in terms of setbacks along Bay Road/M-84 and Schust Road. There is some existing landscaping on site,

but the quantity of trees indicated on the plan appears to include the trees from the parcel south of the subject property. Staff's estimated count is fifty-one (51) proposed trees.

The use proposed falls under the mini-warehouse designation. The site only requires fifty-nine (59) parking spaces. A total of 503 are provided.

There are two proposed out-lots indicated on the plan. Both of the out-lots appear to meet the minimum lot size requirements in the B-3 district. The presence of Out-lot A and Out-lot B on the site plan changes the number of parking spaces available for use on site were the out-lots to be developed. Their impact on the parking and landscaping requirements is uncertain. In speaking with the developer, these two outlots will be maintained as parking until such time as they are redeveloped.

Whereas the proposed use is a use permitted by right within a 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-14-22 with the conditions listed in staff's report.

Mr. Mason, a representative for DPM Saginaw Supercenter, was unable to be present to tonight's meeting. However, Mr. Mason had previously met with staff and was provided a copy of the site plan review and had no issue with the conditions 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-14-22) with the ten (10) conditions listed below:

1. Elevations and details regarding the building materials, including color, are required and shall be reviewed and approved by the Township. The building shall be designed in such a way as to be consistent with the Township's design guidelines.
2. 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. The Township Engineer will need to approve the storm water review exemption.
3. An overview should be provided of how the applicant is to handle the parking/landscaping questions posed in this report. Specifically, regarding the overage of parking and how the out-lots relate to the parking and landscaping calculations.



high density residential, which is consistent with the request for rezoning to R-3, Low Rise - High Density Residential.

Conditional zoning permits by law a developer and a community to enter into a specific, binding agreement that specifies use, intensity and even appearance as it relates to a specific site and a specific location. Conditional zoning does not provide for uses otherwise not permitted within a specific zoning district. Conditional zoning does not provide for deviation from existing zoning regulations, such as density requirements or setbacks. Conditional rezoning basically allows for a site plan to be reviewed and considered in conjunction with a rezoning request.

Per a letter from the developer dated July 31, 2014, this project is intended to be rezoned to permit the development of townhomes. The developer is offering to construct the attached townhomes, similar to, if not identical, to the townhomes constructed to the south. Further, the development will be managed and maintained in coordination and conjunction with the existing units. A total of four buildings and a total of fifteen (15) units are proposed.

Whereas the proposed conditional rezoning from A-2, Agricultural to R-3, Low Rise - High Density Residential, is consistent with the Future Land Use Map, Master Plan and with the development trends in this area, and further where the proposed condominium development meets the requirements for R-3, Low Rise - High Density Residential Development, staff recommends approval of the Conditional Rezoning request Z-14-02 and the attached site plan, S-14-21, as well as recommends approval of the same and the attached Conditional Rezoning Agreement to the Township Board, with the conditions listed in staff's report.

Mr. Ron Schauman, a representative for Schauman Development LLC, was present to answer any questions. Mr. Schauman was fine with all conditions in staff's report.

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

There being no comments, Mr. Brucker closed the public hearing portion of the proposed conditional rezoning and site plan request.

Discussion followed among the Planning Commission members.

Motion by Mr. Nolan, supported by Mr. Gombar, to recommend approval of the proposed conditional rezoning (Z-14-02) with the seven (7) conditions listed below to the Township Board.

1. Approval of a final site plan by the Fire Department, Building Department and the Department of Public Services prior to the Township Board issuing utility contracts.
2. An overall review and approval of a storm water management plan by the Township Engineer. The Township Board will not award any contracts for the installation of the



approximately six feet (6'). This setback shall be dimensioned on the final site plan. With this reduced setback, the developer is required to choose four elements from the list below:

- i. Stone columns at key locations with an approved associated landscaping plan.
- ii. Fencing with associated landscaping as approved by the planning commission.
- iii. Street trees planted in grates with an expanded sidewalk.
- iv. A knee wall of decorative stone, at key locations, at least twelve (12) feet in length.
- v. A bench and trash can as approved by the planning commission.
- vi. Planters (maintained with plantings) at key locations as approved by the planning commission.
- vii. Public art, as specifically approved by the planning commission, to be maintained in perpetuity.
- viii. A quasi, outdoor/public space, at least 400 square feet in size, as approved by the planning commission.

The four selected elements shall be coordinated with staff and all required elements must be shown and detailed on the final site plan.

Whereas the proposed use is a use permitted by right within a 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-14-23 with the ten (10) conditions listed in staff's report.

Mr. Paul Sylvester, a representative for MGM Development, was present to answer any questions. Mr. Sylvester was fine with all conditions 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. Peterson, supported by Mr. Nelson, to recommend approval of the proposed site plan (S-14-23) with the ten (10) 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. The Township Engineer will need to approve the storm water review exemption.
2. The applicant is required to select and include on the final site plan four (4) required elements in order to qualify for a reduced setback. The actual setback provided shall be noted on the final site plan.

