

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
SEPTEMBER 3, 2014**

Members Present

B. Gombar
C. Nolan
M. Peterson
P. Brucker
J. Howell
J. Egbert
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. Nolan, supported by Mr. Gombar to approve the minutes of August 20, 2014.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. FP-14-01 – JJN Builder and Developers of Saginaw, Michigan is requesting Final Plat approval to subdivide an 8.14 acre parcel of land into nineteen (19) single family residential lots to be known as “Meadowlark Estates #2.”**

Ms. Smith stated each plat is required to follow the same three (3) steps for review and approval:

1. Tentative preliminary plat submitted for tentative approval (approved by Planning Commission on November 6, 2013).
2. Final preliminary plat submitted for final approval (approved by Planning Commission on April 16, 2014.)
3. Final plat submitted for final approval.

In reviewing the final plat, the primary focus is to ensure that all previous conditions have been met and that the infrastructure is in place.

All of the conditions listed in staff’s report have been met with the exception of the following:

1. A Contractor's Certification of the Storm Water Management System needs to be submitted to the Community Development Department prior to an occupancy permit being issued by the Building Department.

The Subdivision Control Act requires that prior to Final Plat approval by the local governing body, the developer must complete all improvements relative to streets, alleys and roads, or deposit with the Township Board in the form of cash, a certified check, or irrevocable bank letter of credit, whichever the proprietor selects, or a surety bond acceptable to the board in an amount sufficient to ensure completion within the time specified.

Whereas the proposed single family subdivision of Meadowlark Estates #2 meets the requirements of the Subdivision Control Ordinance as well as the Residential Development Standards within Saginaw Charter Township, staff recommends approval of the Final Plat, FP-14-01.

Mr. Jeff Nicklyn, a representative for JJN Builder and Developer, was present to answer any questions. Mr. Nicklyn stated they are aware of the requirements in order to appear for approval before the Township Board. They do take exception to the inspection fees included in the water main administration but understand the process and have discussed the same with the Township Manager.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed final plat.

There being no comments, Mr. Brucker closed the public hearing portion of the proposed final plat.

Discussion followed among the Planning Commission members.

Motion by Mr. Nolan, supported by Mr. Nelson, to recommend approval of the proposed final plat (FP-14-01) to the Township Board.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

Old Business:

Adjournment:

Motion by Mr. Howell, supported by Ms. Egbert, to adjourn the meeting at 7:14 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED