

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
CENTER COURTS
3320 N. CENTER ROAD, SAGINAW, MI 48603
SEPTEMBER 4, 2013**

Members Present

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

Members Absent

Others Present

B. Smith, Planner
M. Mahlberg, Attorney

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 21, 2013.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. S-13-05** – Atwater Group of Chicago, Illinois is requesting site plan approval to construct a 9,100 sq. ft. building for retail along with associated site improvements to be located at 2790 Bay Road. (23-12-4-14-2005-000)

Ms. Smith stated the applicant is requesting site plan approval to construct a 9,100 square foot Family Dollar building. This parcel was previously occupied by Wieland Trucking as their parking lot. Currently this project location is a vacant portion of a lot that is a little over three (3) acres. A land division is required for this project. The applicant is proposing to split the parcel into two (2) parcels. The project is proposed to be located on the newly split parcel that is located on the east side of Bay Road, north of Weiss Road. The proposed dimensions for the newly created parcel are 400 feet deep and 140 feet in width. Zoning for the newly created parcel will be B-4, General Commercial.

Whereas the proposed use is permitted within a B-4, General Commercial zoning district, and meets or will meet the general design standards and M-84 Access Management Ordinance requirements, staff is requesting site plan approval of S-13-05 with the conditions listed in staff's report.

There was discussion among the members of the Planning Commission.

Jordan Liss, on behalf of Atwater Group of Chicago, Illinois, was present to answer any questions.

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. Nelson, to recommend approval of the proposed site plan (S-13-05) with the seven (7) 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 and a mutual access easement agreement shall be executed.
3. A storm water management permit is required.
4. An elevation of the dumpster enclosure is required. The dumpster enclosure shall be consistent and complementary in terms of materials and colors to the building.
5. Additional information regarding the "tinting" of the glass on the building is required as part of the final site plan. Tinted, smoked or mirrored glass is discouraged.
6. An exterior lighting plan will need to be reviewed and approved, meeting the standards of Section 409.
7. A land division application and approval is required prior to final site plan approval.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

Other New Business:

Adjournment:

Motion by Mr. Howell, supported by Ms. Egbert, to adjourn the meeting at 7:15 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED