

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
MAY 15, 2013**

Members Present

C. Nolan
B. Nelson
M. Peterson
P. Brucker

Members Absent

J. Egbert
B. Gombar
J. Howell

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. Nelson, to approve the minutes of May 1, 2013.

VOTE:	4 YEAS	0 NAYS	3 ABSENT	MOTION CARRIED
			Egbert Gombar Howell	

New Business:

- A. **S-13-12** – Lifestyle Homes Builders and Design of Saginaw, Michigan is requesting site plan approval to construct a temporary storage building in coordination with construction of the condominiums located in the Tuscany Villa's development located just north of McCarty Road between Bay and Mackinaw Roads. (12-4-03-4013-000)

Ms. Smith stated it is not unusual for construction sites to have job trailers, tool cribs or associated storage on site during active construction. Staff typically reviews the location of the trailer or storage as part of the building permit. In Tuscany Villas, there is one single developer/builder. The development includes a total of forty-five condominium units equaling 90 dwellings in the course of two phases. Phase 1 consists of a total of 38 dwelling units, or 19 buildings. There are currently eighteen (18) occupied units in Phase 1. There are a total of six (6) active building permits in Phase 1. The developer/builder is requesting permission to construct a 1,700 square foot storage building/pole structure and locate it at the existing stub street into Phase 2 (building unit 39).

rear drive can eventually be shared with the parcel directly east (Denny's Restaurant). However, the existing elevation change between the two (2) parcels makes a connection at this time improbable; but at some point when the parcel to the east redevelops, a connection should be made. There is a significant amount of excess parking on the site based on the parking required for this particular use. Seven (7) spaces are required and forty-six (46) spaces are provided. There is an additional forty-five feet (45') of green space behind the proposed building. In the future, the building could be expanded or an additional structure could be used. The building could also be used for a purely retail use in the future. The additional parking provides some flexibility and potentially longevity for the building.

Whereas the proposed demolition and construction of a 4,500 square foot building is a use permitted by right within a B-3, Community Commercial district, the project complies with the general development standards of the Township, the access management plan, and the specific standards contained in Chapter 22 and Section 1702; staff recommends approval of Site Plan S-13-11 with the seven (7) conditions listed in staff's report.

Win Development was unable to be present at tonight's meeting. However, Mr. Herter, property owner, was present and stated he has no problems with the conditions listed in staff's report.

Mr. Brucker stated he is a lifelong friend of the property owner Mr. Herter and will abstain from voting if the Planning Commissioners objected. The Planning Commissioners present had no objections.

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. Peterson, to recommend approval of the proposed site plan (S-13-11) upon 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 Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
3. Installation of Cardinal Square design elements, including landscaping as coordinated and approved by staff.
4. The final site plan indicating the required landscaping must be reviewed and approved by the Community Development Department prior to the issuance of a building permit.

This landscape plan must include a detailed table showing the landscape species and quantities of the plantings.

- a) The required landscape area must be evenly dispersed throughout and around the perimeter of the parking area.
 - b) Trees and shrubs (quantities dependent on parking) are to be shown on the final site plan.
 - c) Twelve (12) street trees are required to be planted along Tittabawassee Road and the private access drive.
5. The Township will draft a mutual access easement agreement. The agreement shall be executed prior to approval of the final site plan.
6. A photometric plan shall be submitted as part of the final site plan.
7. Details of the proposed dumpster enclosure shall be provided. Materials shall be similar and complimentary to the building.

VOTE: 4 YEAS 0 NAYS 3 ABSENT MOTION CARRIED
Gombar
Egbert
Howell

Receive and File All Correspondence:

Other New Business:

Adjournment:

Motion by Mr. Peterson, supported by Mr. Nelson, to adjourn the meeting at 7:22 p.m.

VOTE: 4 YEAS 0 NAYS 3 ABSENT MOTION CARRIED
Gombar
Egbert
Howell