

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
SAGINAW CHARTER TOWNSHIP HALL
APRIL 13, 2022**

Members Present

B. Gombar
P. Ryan
S. McGraw
G. Fahndrich

Members Absent

B. Nelson
C. Nolan
M. Peterson

Others Present

B. Schutt, Dir. of Comm Development
T. Bressette, Recording Secretary
R. Faulk, Planner

Mr. Gombar called the meeting to order at 5:30 p.m.

Approval of Minutes: The April 6, 2022 minutes will be tabled for approval until our next scheduled planning commission meeting on April 20, 2022.

New Business:

- A. Workshop/Joint Meeting #1**—with the Saginaw Charter Township Zoning Board of Appeals (invited) for development of a proposed Zoning Ordinance Update.

The Township's Zoning Ordinance update consultants, Carmen Avantini and Hannah Smith from CIB Planning, Inc. were in the audience tonight. They presented a list of items for discussion to the members. They will facilitate and guide discussion tonight by providing their experiences, suggestions, and general expertise with the goal of obtaining general views and opinions of the Planning Commission and Zoning Board of Appeals members.

1. **Apiaries and Chickens**—Does the Township want to allow apiaries and chickens and to what level/extent. We allow apiaries and chickens in an agricultural zoning use with a minimum of 5 acres per the ordinance. We have no definition of an apiary in our zoning ordinance. Bees need a water source. Lot size? Members discussed and there was general consensus to not allow either beyond what the current ordinance allows.
2. **Electric Vehicle Infrastructure**—The Township is interested in having standards for Electric Vehicle (EV) Infrastructure. What is the Township looking for? For example, will new developments be required to include infrastructure for EV charging in newly developed parking lots? Will there be specific standards associated with charging structures (i.e. dimensions, location in parking lots, location relative to sidewalks, etc. Discussion of the different levels and charging locations throughout the township. Mr. Gombar discussed charging units in a residential area. Does the township have the infrastructure? Approval administratively? Handicap accessibility. There was general consensus that provisions for electric vehicle charging stations should be included for consideration with the zoning ordinance updates.

3. **Solar Energy Systems**—There is some inconsistency throughout the Zoning Ordinance on what is allowed for solar energy systems. Is the Township interested in allowing large-scale solar systems (Level 2 and Level 3) in the A-2 district as a special land use. Sizes and locations were discussed. There was general consensus not to increase allowances for solar facilities in agricultural areas.
4. **Accessory Dwelling Units**—Is there a desire to allow accessory dwelling units and if so, under what conditions? For instance—Elderly parents, children moving back home, VRBO, transient rentals, vacation dwelling units. General consensus was to not allow these.
5. **Lot/Land Clearing**—Should the clearing of trees be allowed on an undeveloped property? Clearing of lots without a development proposal or in advance of a development? The concern is someone clearing a lot and not maintaining it in a residential district. ZBA and Planning Commission felt the same rules should be proposed for residential areas to ensure the effects of clearing of the land be addressed.
6. **Cluster Housing**—Does the Township want the cluster housing option in the General Provisions section to be a Planned Unit Development or a separate chapter? Smaller lots for a residential development. We would like it to be a part of a PUD. Amenities: community garden, walking trail, swimming pools. General discussion occurred in support of cluster housing with preservation and creation of common amenities/natural areas.
7. **Drive-up Windows**—Drive-up windows are a new concept we're seeing with restaurants (rather than drive-thru's)—how does the Township want to address drive-up windows in the Zoning Ordinance? Standards for stacking? There is a difference. No menu board with a drive-up/pick-up window. The members indicated if a developer wants to add a drive-thru to its existing facility, it should be approved administratively. It doesn't need planning commission approval unless it abuts a residential property. They were in support of reviewing regulations for drive-up windows.
8. **Mixed use in B-1 through B-4 zoning districts**—is the Township interested in allowing mixed use in the business districts, and to what extent? The redevelopment of the mall and Green Acres Plaza were discussed as examples. The idea of a walkable community was discussed. It was felt there should be allowance regulations for higher density residential in key commercial areas under certain conditions.
9. **Campus Business District**—What is the Township's goal for the Campus Business District? What types of uses or changes would the Township like to see? This site needs to be marketable. It needs a vision. General discussion occurred with agreement of the Township needing to be flexible to encourage the districts development with appropriate uses.

Other New Business: none

Old Business: none

