

With respect to the Fashion Square Mall area, future re-development could include numerous non-retail or non-commercial uses and concepts (including residential). Numerous slides were presented that provided mall redevelopment concepts and examples of placemaking elements. Mr. Schutt reiterated the regional market analysis study that was previously done by Gibbs Planning Group on the Fashion Square Mall parcel. Different examples and locations of the many types of downtown developments, supermarkets, farmer's markets were discussed. Proposed uses to include in and proposed uses to exclude from a new mall re-development district were preliminarily reviewed with the intent of bringing back a proposed ordinance revision for a new mall redevelopment district.

With respect to the former Brockway Roller Rink, discussion ensued regarding what could currently occur on site and whether there should be other alternatives for the property that would be a good fit considering the surrounding residential area. Similarly, the Planning Commission discussed the former McDonald's nursery and what current options for re-development exist, whether or not other alternatives should be introduced, and how best to protect the neighboring residential properties, particularly for the land in the western most section of the transitionally designated area.

Mr. Schutt introduced Ms. Kelly McIntyre, representing CIB Planning. She was in the audience to help take notes for the Zoning Ordinance updates, and to provide guidance and answer any questions the Planning Commission might have. Allowing establishments with a drive-through on the Fashion Square Mall parcel was discussed. Right now a drive-through is excluded. The Planning commission would like to allow drive-through establishments on Tittabawassee and/or Bay Road frontage only not Schust Road or Fashion Square Blvd.

Plasma centers and solar panels were discussed.

Mr. Gombar asked if the Planning Commission had any questions for the staff and/or applicant.

Mr. Nelson questioned the design guidelines process. Ms. McIntyre stated the planning commission has the ability to adopt a set of design standards. A PUD overlay would help give the planning commission some flexibility for the design standards.

Mr. Ryan asked about the timeline of the draft zoning ordinance. Ms. McIntyre stated their goal was to have a draft of the zoning ordinance by next week.

Mr. Rombalski stated that a goal is to have this put on as an agenda item for Board review on the Monday, August 8th Township Board meeting.

Mr. Peterson asked if there is anything we can put in the zoning ordinance to help limit the location of plasma centers in a plaza center. Ms. McIntyre stated we can change where plasma centers can be located.

Abortion clinics and where it would fit best was discussed.

Having no more questions at this time, Mr. Gombar opened up the meeting for public comment. No comments. Close public comment.

Receive and File All Correspondence:

- A. **S-22-10**—Administrative site plan approval has been granted to Daniel C. Boehler for a change in use from a photography studio to a financial services office located at 1516 Midland Road (23-12-4-19-1017-007). Mrs. Faulk stated the developer is adding a couple street trees. It is a good use for the location. It is a minimal change to the site.

- B. **S-22-11**—Administrative site plan approval has been granted to Saginaw Control & Engineering to build an 864 square foot addition on the rear side of the building located at 95 Midland Road, in order to house compressor equipment (23-12-4-30-1007-001). Mrs. Faulk stated Pumford Construction is the contractor for this addition. This site is located out of the flood plain that was flooded in 2020.

- C. **S-22-14**—Administrative site plan approval has been granted to S&S Development and Management, Inc. For a portion of Phase II of the previously approved conditional rezoning and site plan for ABC Supply at 6305 Tittabawassee Road (23-12-4-06-1005-004). Mr. Schutt stated there will be an additional building to the south east corner of the site.

Other New Business: City of Saginaw Master Plan—For review and comment. Mr. Gombar stated it is a very lengthy document. He did point out there is no time frame or responsibility/funding listed in the document. The City of Saginaw has the same issues as we do with housing shortages. Mr. Schutt stated the deadline to submit comments is July 26th.

Mr. Fahndrich stated Bill and him have been visiting businesses on the Bay Road corridor. They are communicating with the businesses about improving the area. The biggest problem of these businesses is trying to find people to work. The identity of the Bay Road corridor is the focus. Mr. Schutt stated the property owners have been discouraged because some decorations (e.g. flower pots) have been stolen.

Mr. Schutt reminded us of a public hearing set for Thursday, July 28th from 6-8 pm at the YMCA in downtown Saginaw for the M-46 corridor study in Saginaw County. Mr. Gombar stated there is an online interactive map and comment section. Multiple people have already raised their concerns.

Old Business: none

Adjournment:

Motion by Mr. Fahndrich, supported by Mr. Peterson, to adjourn the meeting at 7:46 p.m.

VOTE: 6 YEAS 0 NAYS 1 ABSENT MOTION CARRIED

(McGraw)