

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING  
SAGINAW CHARTER TOWNSHIP HALL  
JUNE 8, 2022**

Members Present

B. Gombar  
P. Ryan  
S. McGraw  
C. Nolan  
M. Peterson  
B. Nelson

Members Absent

G. Fahndrich

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:**

Motion by Mr. Ryan, supported by Mr. Nolan, to approve the meeting minutes of May 18, 2022.

<b>VOTE:</b>	<b>6 YEAS</b>	<b>0 NAYS</b>	<b>1 ABSENT</b> (Fahndrich)	<b>MOTION CARRIED</b>
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**New Business:**

**A. Workshop/Joint Meeting #3**—with the Saginaw Charter Township Zoning Board of Appeals (invited) for development of a proposed Zoning Ordinance Update.

Mr. Schutt provided a PowerPoint presentation with a photographic view of the existing conditions along Bay Road and in the overall proposed Bay Road Overlay zone. General discussion occurred about existing building styles and materials, building and parking setbacks, landscaping, lighting, and general streetscape components which may be addressed by an overlay zone. The idea of a Bay Road Corridor Overlay dates back to at least the early 2000's when a Bay Road Corridor study was completed. Among other things, the study included a recommendation for the establishment of an overlay zone, as well as a recommendation for an access management plan. An access management plan was prepared and adopted around the year 2004, but an overlay zone was never created. The recommendation to prepare a Bay Road Overlay Zone is currently in the Township's Master Plan. The Township has two existing overlay zones that may be looked to as templates/examples for a Bay Road Overlay Zone, those are the State Street overlay zone and the Cardinal Square overlay zone.

Bay Road Corridor provides some potential for flexibility in terms of streetscape improvements. The basic streetscape components include paving, sidewalks, curbs, plantings, benches, fences, etc.

Actions and goals of the master plan that the Township may also want to consider with an overlay zone are the reuse of large retail spaces, crime prevention through environmental design, enhancing buffers, and encouraging redevelopment and reinvestment in the Township's older neighborhoods. An identity and vision was discussed for the area. What design guidelines for the area do we want to encompass? Should they include landscaping, streetscape, lighting, outdoor storage, fences, and stamped concrete, etc. A large variety of roofs, outdoor lights, awnings, colors are present in the area. Old designs and older ways of doing things are evident, such as mail boxes that are still present directly on Bay Road, asphalt parking and drive aisles are in front yards, and "sidewalks to nowhere" are all factors of an older commercial area.

Industrial zoning uses were discussed and the issue of whether or not some uses should be removed particularly for industrial zoned properties abutting residential areas/uses. These sites are older and pre-existing.

Sergeant Fredenburg recommended no stone islands in the front yard setback to deter people from throwing them and causing damage to businesses and cars.

Building facades were discussed. Discussion of the history of the many older sites along Bay Road. What would we like to incorporate into the zoning ordinance? Color schemes, street trees, yard setbacks, allow for flexibility, preservation of older sites are all items that can be addressed.

Carmen Avantini from CIB Planning, Inc. discussed how important high quality imaging is in a community. It is best to focus on high quality design standards to entice developers. It is important and ok to say no to the developer if it is something you don't like.

Mr. Gombar had some concern about dumpsters and the maintenance of them. What happens when the gates are always in disrepair? Also, do we need to have a brick dumpster enclosure if it is behind the building? Wouldn't a fence around it be sufficient and more cost effective? Carmen stated the fencing won't hold up.

Mr. Avantini stated there is a difference between display and storage. There is a difference between industrial storage versus retail storage. Flowers out front is a display the other merchandise is storage. Pallets of merchandise in the front setback isn't good. We would like to see the merchandise behind the building. In car dealerships we can incorporate displays, for example, landscape pods to break up the cars in the front yard. A good idea is to keep a resource book on hand with pictures of buildings you like or site elements and then when developers come in you can show them examples. Windows are important for safety reasons. Also, limiting the amount of graphics on the windows is important. Windows are also great for crime prevention.

Mr. Nelson questioned the requirement of security cameras. Sergeant Fredenburg stated if security cameras are required we have to keep in mind that someone has to always watch it. The amount of money it costs for someone to watch the monitors 24/7 isn't feasible. He feels they are better off not having cameras because of the liability. Some of the problems is there is no written standards for cameras and the cameras are hardly ever installed the right way.

The State Street guidelines were discussed. Should we implement the same standards? Landscaping and maintenance are the two important components to beautify a site. Lighting is an important component for safety concerns. Lighting elements can be required in the zoning ordinance.

Ms. McGraw questioned the time-line to implement certain design standards to the Bay Road overlay district. Carmen stated it would probably take approximately 25-30 years. The State Street Corridor was implemented 14 years ago. A good approach to take is to work with the market, don't fight against it. A township should try to find ways to integrate the in-demand uses into the corridor and you will be better off.

Mr. Ryan questioned if it is beneficial to brand the overlay district. Does it help development? Carmen says it is important to focus on what you want the corridor to look like and develop your brand around who you are looking to attract. If you increase the standards you have to keep in mind that you need support from all the boards including the Township Board.

Mr. Gombar stated he would like to see a more walkable community with added street trees down Bay Road corridor. He would like to see mixed use with a commercial use on the first floor and residential use on the second floor. He believes if we improve the lighting and add pole banners that it is the start of a 'look'. We need to start somewhere. Mr. Rombalski stated he has a meeting on Friday to talk about the possibility of the installation of 60-80 new pole banners which would be displayed along Bay Road corridor and State Street within 6-8 months. Flower pots were discussed. There are two issues with flower pots and hanging baskets. Two issues. It would be a solid structure in the right of way, and the amount of water and staff needed to maintain is a huge expense.

Ms. McGraw would like to see routine parking lot maintenance done on older properties. The Township has adopted the International property maintenance code to help with enforcing parking lot maintenance. Finding contractors to do the work has been an ongoing problem since the pandemic.

Mr. Avantini stated we can implement building standards in the zoning ordinance. It must be built of brick, stone or a similar high quality material determined by the township. It sets the standard for developers and the flexibility. Mr. Peterson asked if we can regulate roof lines and colors. Carmen mentioned a mini development agreement might be a good idea for developers to help with regulating design. It would be a legal document between the township and the developer. It would need to be signed. It would be approved administratively by staff.

Going forward the Board would like an improvement on sidewalks, lighting, drainage issues addressed and more street trees. Brick building materials, fences and knee high walls for landscaping in parking lots are some ideas the board would like to incorporate in the zoning ordinance.

**Adjournment:**

Motion by Ms. McGraw, supported by Mr. Peterson, to adjourn the meeting at 8:20 p.m.

<b>VOTE:</b>	<b>6 YEAS</b>	<b>0 NAYS</b>	<b>1 ABSENT</b> (Fahndrich)	<b>MOTION CARRIED</b>
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