



Overall, the site plan needs some general revisions to show missing information, including zoning to the east and west of the parcels and land uses on adjacent properties. As discussed below, a revised landscape plan, photometric plan, dumpster enclosure drawings, stormwater plan, etc. are needed to verify compliance with Township requirements.

Staff recommends conditional approval of site plan S-21-20 with the following stipulations:

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. All comments from said departments must be addressed, including:
  - a. An RPZ backflow prevention device will need to be installed at the meter.
  - b. Relocate the fire hydrant to the narrow island that separates this property to the property to the north (near the entrance to this property).
  - c. The proposed turnaround for fire apparatus needs to be re-sized to meet Fire Department standards, this includes a 20 foot width and lengths of 120 feet and 70 feet.
2. A storm water management plan, as well as a storm water operations and maintenance plan, is required to be approved by the Township Stormwater Engineer prior to approval of a final site plan. The applicant must also provide a signed Storm Water Operations & Maintenance plan to the Township.
3. Prior to development, the two parcels must be combined into one parcel.
4. A revised and compliant photometric plan must be provided and approved prior to approval of a final site plan.
5. Elevation drawings of the buildings must be provided for review for compliance with the Township's design guidelines. Final elevation drawings must be approved prior to approval of a final site plan.
6. A revised and compliant landscaping plan will be required prior to final site plan approval. The revised plans shall include a Type B Buffer along the eastern boundary of the project. The stormwater detention basin design should be maintained as an aesthetic site feature and landscaped appropriately with trees/shrubs. The slope should be seeded with grass and be mowable/maintained. The proposed detention basin must maintain a 10 foot setback from the southern property line.
7. The site plan must be revised to include a pedestrian sidewalk along Midland Road/M-47. The area where this sidewalk crosses the ingress/egress drive should be denoted by a change in surface (stamped and/or dyed concrete).
8. The proposed dumpster enclosure materials should be similar in appearance (materials/colors) as the building, with site plan drawings updated to show this.

9. An executed mutual access easement agreement acceptable to the Township must be established between the subject property and the adjacent property to the north. A mutual access easement agreement acceptable to the Township shall also be provided for the property to the south, to be used in the future when that site re-develops. Both easements need to be reviewed and approved by the Township Community Development Department prior to final site plan approval and recorded prior to building permit issuance.
10. Outside agencies, such as the Saginaw County Public Works Commissioner (SCPWC) and Michigan Department of Transportation (MDOT) approvals must be obtained as necessary before final site plan approval.

John Morey, D & M Site, Inc. was in the audience to present an overview of the proposed development and to answer any questions the planning commission may have. Mr. Morey stated the architect drew up the landscaping plan which exceeded the township's requirements with multiple maple and cranberry trees. He stated this will be a shared driveway with neighboring businesses. He reviewed requested stormwater and fire department changes and site design challenges which he is working through.

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

Mr. Nelson asked if there were any issues with the staff's recommendations. Mr. Morey stated he had no issues with the staff's recommendations.

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

No comments. Close public comment.

Motion by Mr. Nolan, supported by Mr. Nelson, to approve S-21-20 site plan approval to build an 8,300 square foot medical office with the ten staff recommendations.

**VOTE:          6 YEAS          0 NAYS          1 ABSENT          MOTION CARRIED**  
(Fahndrich)

**Receive and File All Correspondence:**

**Other New Business:** Mr. Schutt stated our township hired Gibbs Planning Group to research the residential and retail market in Saginaw Township. They would like to set up a meeting with our Planning Commissioners as one of the focus groups in early December and requested their availability.

**Adjournment:**

Motion by Ms. McGraw, supported by Mr. Howell, to adjourn the meeting at 7:55 p.m.

**VOTE:          6 YEAS          0 NAYS          1 ABSENT          MOTION CARRIED**  
(Fahndrich)