

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
JULY 19, 2017**

Members Present

B. Gombar
S. McGraw
J. Howell
G. Fahndrich
M. Peterson
C. Nolan
B. Nelson

Members Absent

Others Present

A. Dier, Planner
M. Mahlberg, Attorney
A. Zizumbo, Recording Secretary

Mr. Gombar called the meeting to order at 7:00 p.m.

Approval of Minutes:

Motion by Mr. Fahndrich, supported by Mr. Nolan, to approve the minutes of June 21, 2017.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. **S-17-12** – Ed Wasmillier of Saginaw, Michigan is requesting site plan approval to convert an existing site at 2840 Bay Road into a crane rental and repair facility. The project includes parking and circulation improvements and interior and exterior building repair. (23-12-4-14-2008-000)

Mr. Dier stated the applicant is proposing to redevelop this property for use as a crane rental and repair facility. It is the understanding that cranes would be brought and stored within the enclosed buildings onsite. The northern building would be used as an office and to service machinery. All vehicles would be stored indoors and there would be no outdoor storage. Also, there is an existing oil well on site.

Whereas the proposed use is a use permitted by right within an M-1, Science & Industry zoning district and the project complies with the general development standards of the Township, staff recommends approval of site plan S-17-12 with the five conditions listed in staff's report.

Mr. Gombar asked if there were any questions from the Planning Commission. Howell asked John Morey, from D & M Site, Inc., if it was possible for all five conditions to be met. Morey, expressed the financial difficulty in complying with the requirement of the front setbacks and the parking lot to be paved. Howell inquired if Dier attempted to work with Morey on the conditions such as the parking. Dier explained the zoning ordinance was clear and provided no room for compromise.

Mahlberg stated commission members have no authority to change the ordinance. Gombar inquired if this could be brought before the ZBA. Nolan inquired about if the site was legal non-conforming.

Mr. Gombar then asked for public comments in favor or in opposition to the proposed site plan.

There being no comments, Mr. Gombar closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Howell, to recommend approval of the proposed site plan (S-17-12) with the five conditions listed below:

1. Approval of the final site plan by the Community Development Department, Fire Department, Building Department, the Department of Public Services, and the Township Engineer prior to issuing a building permit.
2. The applicant should work with the Township Engineer to develop an appropriate storm water management plan.
3. Five street trees are shown on the plan in the location required by the ordinance. Two additional trees are shown further back towards the southern building. The Trident Maple shown near the existing gate of off the southern building should be relocated to the proposed grass area, and placed just outside the proposed right-of-way line.
4. A photometric plan and lighting details should be provided.
5. Details and elevations of the dumpster/compactor enclosure must be provided with the final site plan if a dumpster is to be provided on site.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- B. S-17-14 – MLR of Freeland, Michigan is requesting site plan approval to construct a 7,627 square foot office/retail building along with associated parking at 6171 Tittabawassee. (23-12-4-06-1005-003)**

Mr. Dier stated the applicant is proposing to construct a 7,627 square foot office building with 34 additional parking spaces at 6171 Tittabawassee, currently occupied by the U-Stor storage facility, the Kernel Burner, and an office/retail building. There are currently 12 mini-warehouse storage buildings located on the parcel along with an 8,000 square foot office building, and a 9,657 square foot retail building.

The previous site plan approval from 2004 required that the eastern portion will install a compliant access drive when the building is torn down and that portion of the property is redeveloped. With this development, the eastern ingress/egress drive will need to be reconstructed to meet the requirements of the Tittabawassee Road Corridor Ordinance and built to Saginaw County Road Commission standards. Final approval will not be granted until approval has been issued by the Saginaw County Road Commission and a driveway permit is issued.

The parking lot setback from the proposed 60' ROW along Tittabawassee Road is currently shown to be 22.5 feet. A berm will need to be provided that complies with ordinance standards. The elevation and contour of the berm shall be reflected on the final landscaping plan.

The site is zoned B-4, General Commercial and office and retail uses are permitted by right. The area shown on the site plan as "Proposed Yard Storage" should be clarified in that no yard storage is permitted without approval, must be located on an appropriate surface and adequately screened.

Whereas the proposed office and mini-warehouse storage facility is a use allowed within a B-4, General Commercial District and the project complies with the general development standards of the Township, staff recommends approval of the S-17-14 with the 11 conditions listed in staff's report.

Mr. Gombar asked if there were any questions from the Planning Commission. Gombar then inquired about the detention pond area.

Mr. Gombar then asked for public comments in favor or in opposition to the proposed site plan.

There being no comments, Mr. Gombar 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-17-14) with the 11 conditions listed below:

1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services, prior to issuing a building permit.

2. With this development, the eastern ingress/egress drive will need to be reconstructed to meet the requirements of the Tittabawassee Road Corridor Ordinance and built to Saginaw County Road Commission Standards. Final approval will not be granted until approval has been issued by the Saginaw County Road Commission and a driveway permit is issued.
3. The proposed tenant mix should be provided, including square footage and work stations/booths, so an accurate parking calculation can be determined.
4. The parking lot setback from the proposed 60' ROW along Tittabawassee Road is currently shown to be at 22.5 feet. A berm will need to be provided that complies with ordinance standards.
5. The sidewalks along the building should be shown as raised 6" above the parking lot grade.
6. A Mutual Access Easement Agreement should be provided between this parcel and the adjacent parcel to the west, if not already established.
7. A final landscaping plan will need to be submitted to the Community Development Department for review and approval prior to beginning any parking lot reconstruction. The final landscaping plan needs to include the dimensions and calculations for the proposed street trees, landscaping trees and shrubs for the islands along with a table showing what type of plantings will be incorporated into the final site plan. The landscaping requirements shall be determined by the total parking provided on the entire site. If the tenant mix of the proposed building alters the parking requirement, landscaping should be adjusted accordingly. A total of 17 street trees are required along the entire frontage of the property, per the street tree requirement.
8. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to a building permit being issued.
9. This dumpster must be enclosed and must be indicated on the final site plan along with a detail of the dumpster enclosure. These must be indicated on the final site plan along with details of the enclosure materials. The materials must match the construction of the proposed and existing buildings.
10. The site plan does not indicate the required sidewalks along Tittabawassee Road. The site plan states the sidewalks are deferred at this time. Proof of this deferral must be provided, or must be executed before site plan approval.
11. A photometric plan should be provided with the final site plan, indicating that the proposed lighting mentioned in the Development Notes meets the lighting requirements.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

A. A copy of the May 2017 issue of Planning and Zoning News.

Other New Business: There will be no August 2nd meeting.

Old Business: None

Adjournment:

Motion by Ms. McGraw, supported by Mr. Fahndrich, to adjourn the meeting at 7:48 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED