

SAGINAW CHARTER TOWNSHIP

REGULAR BOARD MEETING

DECEMBER 18, 2006

MINUTES

The regular board meeting was called to order at 7:00 p.m. by Supervisor Braun.

1. **ROLL CALL:** Present: Timothy J. Braun, Supervisor
Shirley M. Wazny, Clerk
William J. McQuillan, Treasurer
Florence Connolly, Trustee
Steven Gerhardt, Trustee
Amy Seaver, Trustee

Also Present: Ron Lee, Township Manager
Mark Mahlberg, Attorney
Lori Vondette, Deputy Clerk

Absent: Richard Neiderquill, Trustee

2. **The Pledge of Allegiance** to the flag was led by Supervisor Braun.

3. **COMMENTS FROM THE PUBLIC:** None

4. **MINUTES:** Motion by Connolly, seconded by Gerhardt, to approve the minutes of the regular board meeting for November 27, 2006.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

5. **BILLS:** Motion by McQuillan, seconded by Gerhardt, to approve the bills as follows:

General Fund	\$ 486,392.06
Garbage & Rubbish Collection Fund	15,711.66
Community Development	182,452.80
Police Fund	182,452.80
Fire Fund	36,073.75
Sewer Fund	187,904.25
Water Fund	239,661.71
Fine Arts Fund	

VOTE: 6 Yeas 0 Nays 1 Absent Passed

6. **REPORTS: Supervisor** – Mr. Braun announced the ribbon cutting for the new McDonald's on Center and State to be held Thursday, December 21st at 5:30 p.m.

Clerk – None

Treasurer – None

Trustees – None

Attorney – Mr. Mahlberg stated the court issued a conjunctive order on the property on Bramble that is scheduled to be demolished.

Manager – Mr. Lee commented on the report the Board Members received on the “Dark Signal” policy, which is when the Township has a power outage the Police Department will not put out stop signs. This procedure follows the same policy as the County and the State. He also congratulated the police department for catching the car jacking criminal.

7. **ZONING:**

- a. **FIRST READING – Z-2006-01** – Saginaw Charter Township Planning Commission is requesting to amend the Zoning Ordinance providing detailed procedures for conditional rezoning as permitted by PA 110 of 2006, as amended, the Michigan Zoning Enabling Act.
- b. **SUP-2006-02** – Motion by McQuillan, seconded by Connolly, to approve the request from Atwell-Hicks of Solon, Ohio, on behalf of Rite Aid Pharmacy for a special use permit to demolish the existing Bill Knapp’s Restaurant and construct a new 14,564 sq. ft. pharmacy with a two (2) lane drive through located at 4600 State Street with the following conditions:
 1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services.
 2. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
 3. The following items need to be indicated on the final site plan and are required to be installed:
 - a. The total stacking area for each lane of the drive through shall be 100 feet and must be provided and adequately noted on the site plan.
 - b. The drive-thru lanes shall be a minimum of twelve-feet (12’).
 - c. A seven-inch (7”) curb or installation of bollards shall be provided between the drive-thru and the building.
 - d. A change in surface at the pedestrian walkway shall be provided between the parking lot on the east side of the site and the building as well as between the drives on the east side of the building.
 - e. Additional landscaping is required in the island that separates the drive-thru area from the Green Acres Plaza.
 - f. Installation of above ground directional signage.

- g. Any mechanical equipment, including generators, are required to be screened with landscaping and material consistent with the building.
4. On-site lighting shall be designed and so installed so that it operates the minimum number of hours, especially in the evening. Lights shall not exceed 25-feet in height. A photometric plan and lighting details are required. The lights associated with the drive-thru canopy should be reduced in lighting levels when the drive-thru facilities are not operational.
5. Colored elevations and a detailed description of the materials are required. The north side of the building (rear elevation) must be altered so as to meet the design guidelines of the Township which require rear and side facades if visible from public streets or neighboring properties designed with similar detailing and should be compatible with the principal façade of the building. Additionally, Section 314.f. states that buildings more than fifty (50') feet in length should attempt to include a wall plane that provides strong shadow or visual interest.
6. A mutual access easement agreement is required between the Rite Aid property/development and Green Acres Plaza.
7. An irrigation system shall be installed.
8. Provision of a bench, trash can and two bike spaces, as approved by the Township.
9. A sign permit application with detailed drawings of any sign(s) will need to be reviewed and approved by the Community Development Department prior to any changes or the installation of any new signage.
10. The proposed Rite Aid shall necessitate improvements at the Green Acres Plaza. The improvements shall include installation of traffic islands, associated landscaping, conformance with setbacks along State Street and Hemmeter and other such items as detailed in the Green Acres Plaza report (S-2006-01).

VOTE: 6 Yeas 0 Nays 1 Absent Passed

8. **NEW BUSINESS:**

- a. **PUBLIC HEARING** – to adopt Resolution #2 for the installation of two permanent speed tables along Golfview Drive, determining the special assessment district; filing of special assessment roll; and Notice of Public Hearing on January 8, 2007. Public hearing opened at 7:11 p.m. (Comments were heard.)

Public hearing closed at 7:47 p.m.

Comments were heard from staff and Board.

Motion by McQuillan, seconded by Seaver, to adopt Resolution #2 for the installation of two permanent speed tables along Golfview Drive, determining the special assessment district; filing of special assessment roll; and Notice of Public Hearing on January 8, 2007.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

- b. Motion by Gerhardt, seconded by Connolly, to reappoint Albert Brady, James Kelly, and Jackie Bohl to the Board of Review with two year terms expiring December 31, 2008.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

- c. Motion by Gerhardt, seconded by Connolly, to reappoint Peter Brucker, Michael Faerber, and Jeri Dambro to the Zoning Board of Appeals with three year terms expiring January 1, 2010.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

- d. Motion by McQuillan, seconded by Seaver, to reappoint Clayton Nolan, Jack Anderson, and Ed Majask to the Planning Commission with three year terms expiring January 1, 2010.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

- e. Motion by McQuillan, seconded by Wazny, to authorize the Saginaw Township Treasurer to collect 2007 summer taxes for the Saginaw Township Community Schools, Delta College and the Saginaw Intermediate School District.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

- f. **PUBLIC HEARING** to adopt a Resolution for a special assessment district for street light improvements in Joan Manley Wolfe Apartments. Public hearing opened at 8:06 p.m. (No comments were heard.)

Public hearing closed at 8:07 p.m.

Motion by McQuillan, seconded by Gerhardt, to adopt a Resolution for a special assessment district for street light improvements in Joan Manley Wolfe Apartments.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

- g. **PUBLIC HEARING** to adopt a Resolution to amend the existing street light districts of Autumn Ridge, Autumn Ridge #2, and Autumn Ridge #3 Subdivisions. Public hearing opened at 8:08 p.m. (No comments were heard.)

Public hearing closed at 8:09 p.m.

Motion by Gerhardt, seconded by Connolly, to adopt a Resolution to amend the existing street light districts of Autumn Ridge, Autumn Ridge #2, and Autumn Ridge #3 Subdivisions.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

h. Motion by McQuillan, seconded by Wazny, to adopt a Resolution to appoint Ronald Lee, Township Manager, as the Representative from Saginaw Charter Township to the Land Bank Fast Track Authority.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

- 9. **COMMENTS FROM MEMBERS OF THE TOWNSHIP BOARD:** None
- 10. **COMMENTS FROM THE PUBLIC:** None

11. **ADJOURNMENT:** Motion by Wazny, seconded by McQuillan, to adjourn the regular board meeting at 8:10 p.m.

VOTE: 6 Yeas 0 Nays 1 Absent Passed

Timothy J. Braun, Supervisor

Shirley M. Wazny, Clerk