

basic guidelines and the specific criteria or standards. The guidelines include: It should be located at the edge of a residential district, abutting either a business or adjacent to public open space. Entrance should be made on a major thorough fare and avoid impacting residential areas.

The specific criteria include the site must be a minimum of five (5) acres, abut an arterial roadway, all buildings shall be 40' from a property line, no more than 25% of the parcel can be covered by buildings and that ambulance and delivery areas shall be obscured from residential view.

The project consists of a 45-unit assisted living facility. This use is classified as an institutional use and is permitted in the A-2, Agricultural zoning district as a special use. The property itself is located on the west side of Center Road, north of Shattuck and south of McCarty. The proposed project centers the actual building in the middle of the site and sets back the building from the road with a larger than required setback.

Prior to submittal, we had the opportunity to meet with the developer and address items that we felt may be of concern to neighbors. The location of the driveway was of concern. Staff suggested that the developer work to align the drive in such a way so that vehicle headlights entering and exiting would be mitigated for neighbors on the east side of Center Road. Additionally, after the notices for the public hearing were mailed, we received a few phone calls and counter visits from adjacent neighbors. General concern was expressed regarding the commercialization of the area. While staff appreciates that an assisted living facility is a change to the area, the institutional use proposed for this parcel is consistent with the zoning ordinance. Additionally, when one considers the way in which the surrounding properties have developed, this appears to be an appropriate use. The property to the south, Snow Funeral Home, is actually zoned R-3, Low Rise-High Density residential. The properties to the north fronting on Center Road are zoned A-2, Agriculture and are used for religious housing and as a church and school. The property neighbor to the east, fronting on Spring Lane, sent a letter requesting a brick wall. Screening should be provided between the adjacent residential land uses to the west and northwest and a buffer, as required by ordinance should be provided between the northern property line and the adjacent residential dwelling.

No information providing delivery areas are provided. From a review of the site plan, it appears that the logical location for ambulance service will be in the circle drive and at the main entrance. There is landscaping installed between the canopy and the rest of the circle drive as well as between the circulation drive and the adjacent parcel to the south. Staff recommends that the area between the circulation drive and the property line and between the parking area on the west side of the building and the adjacent residential uses somehow be addressed through a combination of fencing and landscaping or other such treatment to minimize the potential for noise and light trespass on to neighboring properties. Staff will work with the developer and designers to ensure that this area is screened appropriately.

Whereas the proposed development is a special land use in an Agricultural zoning district and the project complies with the general development standards of the Township; staff recommends approval of Special Use Permit SUP-11-03 and of Site Plan S-11-19 with the nine (9) conditions listed in staff's report.

Rumi Shahzad, a representative for New Hope Partners, LLC, had no problem with the nine (9) conditions listed in staff's report. Mr. Shahzad stated New Hope Partners, LLC was owned by eight (8) individuals, all Saginaw Charter Township residents made up of physicians and surgeons, with an emphasize the center will focus on residents' social, emotional, intellectual and physical well-being.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed special use permit.

1. Mr. Terry Vasold, a representative for the Bethany Lutheran Church and Pre-School, was concerned on behalf of the parents of the pre-schoolers regarding the residents of the assisted living facility and whether or not they could get out.
2. Ms. Betty Callaghan of 3899 Spring Lane was concerned with the possibility that some of the residents for the proposed home for the aged/assisted living could be sexual offenders. Ms. Callaghan also inquired how far the building will be from their residential neighborhood. Ms. Smith stated the proposed project would be approximately 650' away from their residential neighborhood.
3. Mr. Dave Schimpf of 5094 N. Dustine Drive was concerned with possible expansion of the facility and inquired about landscaping and whether a berm would be required. Ms. Smith stated this development is approximately 330' from your property. Saginaw Charter Township has strict standards when development occurs next to residential properties and landscaping is required.
4. Jim Verhanovitz of 5198 N. Dustine Drive was concerned with future expansion and does not approve of this proposed development.
5. Mr. Manzie of 3832 N. Center was concerned with access and potential traffic.

Mr. Eric Spitler of Wilcox Professional Services explained the boulevard style entrance designed with the residential neighbors in mind. Ms. Smith stated the facility will be similar to Bickford Cottage on Mackinaw which typically has 50 vehicles in and 50 vehicles out in terms of traffic.

6. Mr. John West of 5187 N. Dustine was concerned with the changing neighborhood and possible future expansion.
7. Mr. Ron Snow of 3775 N. Center stated he had no problems with the proposed project and considers it a nice plan. Mr. Snow also stated that Snow Funeral Home has no current plans regarding any type of expansion/building in the rear of their property. Mr. Snow's one concern was the detention basin located in the front of the proposed facility. He inquired if it could be relocated in the rear of the property. Mr. Brucker stated he would prefer it located out front of the facility where everyone can view it. He also stated a storm water plan will be required and reviewed by the Township Engineer.

8. Mr. Alan Ingleright, representing his mother who resides at 3920 Spring Lane, was concerned with expansion and the low elevation of the rear of the property. Mr. Brucker stated the developer would have to address that issue if and when any development would take place in that area.
9. Mr. Dave Schimpf of 5094 N. Dustine stated he does not believe the Township has been up front about this proposed facility and that the applicant and the Township have been planning this facility for a long time. Ms. Smith stated she first met the applicant three months prior to tonight's meeting and they discussed different locations and different requirements for any proposed development. It is required by the State of Michigan to send out Notices of Public Hearing fifteen days prior to the scheduled Planning Commission meeting and staff did fulfill all the State's requirements for a public hearing. Township residents are invited to visit, telephone, email any questions or concerns to Community Development at any time.
10. Mr. Tom Schwannecke, former owner of 3785 N. Center, stated he has been approached by many different developers regarding his property for sale. He is very impressed with New Hope Partners owners and feels that property values will not be affected by this development. If anything, he believes homes will go up in value.

There being no further comments, Mr. Brucker closed the public hearing portion of the proposed special use permit.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Ms. Seaver, to recommend approval of the proposed special use permit (SUP-11-03) to the Township Board upon the following nine (9) 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.
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. A photometric plan is required. On-site lighting shall not exceed fifteen-feet (15') in height. The site plan should include the location of all fixtures and their respective height.
4. Detailed information on type and installation of the eleven (11) required street trees.
5. An enclosed dumpster is indicated on the site plan, but a detail of the dumpster enclosure is required on the final site plan. Additional screening shall be provided along the dumpster.
6. A final landscaping plan, inclusive of the required wall/fence/buffer between the residential use to the north and the residential uses to the west and northwest; required

landscaping in and around the parking lot and around the building, along with a buffer provided to shield headlights and noise from the circulation drive to the property to the south.

7. A sign permit application with detailed drawings of the sign will need to be reviewed and approved by the Community Development Department prior to the installation of any signage.
8. No information regarding delivery areas are provided. From a review of the site plan, it appears that the logical location for ambulance service will be in the circle drive and at the main entrance. Additional landscaping shall be provided between this circulation drive and delivery area and the adjacent parcel.
9. Elevations shall be revised to address the large expanses of walls. Staff will work with the architect to achieve a visual break in the appearance of the large wall.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
Gombar
McGraw

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed site plan S-11-19 upon the same conditions listed in the proposed special use permit SUP-11-03.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
Gombar
McGraw

- B. S-11-18 – Hopevale Church of Saginaw, Michigan is requesting administrative site plan approval to construct an additional fifty (50) parking spaces at the existing Hopevale Church located at 4873 N. Center Road.**

Ms. Smith stated staff does not typically bring administrative site plan reviews to the Planning Commission, however, with the expansion of the parking area, staff wanted to inform the Planning Commission of some of the outstanding issues at the property and to formally acknowledge the parking expansion with the four (4) conditions listed in staff's below:

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 shall be submitted, along with the required checklist and calculations, and approved by the Township Engineer as part of the final site plan.
3. Lighting shall be identified by height and fixture type.
4. A landscaping plan shall be provided that details the reuse and consistency with the township's landscaping requirements.

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

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

Receive and File All Correspondence:

Other New Business:

Adjournment:

Motion by Mr. Peterson, supported by Ms. Seaver, to adjourn the meeting at 7:50 p.m.

VOTE:	5 YEAS	0 NAYS	2 ABSENT	MOTION CARRIED
			Gombar McGraw	