

Draft

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
MARCH 3, 2010**

Members Present

A. Seaver
C. Nolan
B. Nelson
R. McGraw
B. Gombar

Members Absent

E. Majask
P. Brucker

Others Present

B. Smith, Planner
C. Edlinger, Recording Secretary
M. Mahlberg, Attorney

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

Approval of Minutes:

Motion by Mr. Nolan, supported by Mr. McGraw, to approve the minutes of February 17, 2010.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
Majask
Brucker

New Business:

- A. **S-10-07 and SUP-10-01** – MAACO Collision and Repair of Saginaw, Michigan is requesting a special use permit and site plan approval to renovate an existing 8,000 sq. ft. retail facility to a limited auto service facility including repainting located at 2758 McCarty Road.

Ms. Smith stated the project consists of renovating a former NAPA Auto Parts facility for use as a MAACO. MAACO is an auto body and auto painting facility. The applicant is proposing to reuse the existing building and site, with changes to the building. The servicing and repair of motor vehicles, trailers and boats within a wholly enclosed building is a use permitted by special use permit, per Section 1704 in the B-3, General Commercial zoning district. Servicing and repair of motor vehicles, trailers and boats are permitted as special use when conducted within a wholly enclosed building. There is no screened storage identified on the site. No outdoor or unscreened storage of vehicles is permitted as part of this site plan approval.

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Whereas MAACO is a permitted use after special approval within the B-3, Community Commercial zoning district and the project complies with the general development standards of the Township, staff recommends approval of S-10-07 and SUP-10-01 with the conditions listed in staff's report.

Jeffrey R. Boensch, a representative of MAACO, stated the scope of their work will be inside the facility and can store up to seven (7) vehicles. When the vehicle is finished, then it will be taken outside the building for the customer to pick up. Mr. Boensch stated they had no problems with the ten (10) conditions listed in staff's report.

Mr. Nolan then asked for public comments in favor or in opposition to the proposed site plan and special use permit.

There being no comments, Mr. Nolan closed the public hearing portion of this proposed site plan and special use permit.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson supported by Mr. McGraw to recommend approval of the proposed special use permit (SUP-10-01) to the Township Board upon the following ten (10) 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. The Storm Water Management Plan shall be reviewed and approved by the Township Engineer and filed with the Community Development Department prior to issuing a building permit.
3. Revised landscaping plan detailing street tree installation, specifically dispersing the trees along the street frontage and specifying trees of the type and caliper that meet the ordinance. The plan should be reviewed to note which of the mature trees, if any, are intended to remain.
4. No outdoor storage is permitted.
5. Installation of a five-foot separation between the parking area and the building along the west side of the building, between the existing sidewalk and the proposed overhead door.
6. Installation of a sidewalk connecting the building to the public walkway.
7. Installation of the Cardinal Square elements, meeting ordinance standards, at key locations as determined by staff.
8. Installation of a change in surface at the point which the sidewalk crosses the drive.
9. Provide elevations and/or details regarding the building façade as well as additional design information for the dumpster and storage enclosure, including the type of material for the gate and its color.

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10. If there is any on-site lighting, a lighting plan will need to be reviewed and approved by the Township prior to construction. Specific information shall be provided as to the height and type of fixtures. Lights within 200 feet of residential districts shall be 15' in height and shielded.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
Majask
Brucker

Motion by Ms. Seaver, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-10-07) upon the same conditions listed in the proposed special use permit SUP-10-01.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
Majask
Brucker

Receive and File All Correspondence:

- A. The February 2010 issue of Planning & Zoning News.
- B. Planning Commissioner Training and Review booklet.

Other New Business:

Old Business:

Adjournment:

Motion by Mr. Gombar, supported by Mr. McGraw to adjourn the meeting at 7:10 p.m.

VOTE: 5 YEAS 0 NAYS 2 ABSENT MOTION CARRIED
Majask
Brucker