

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
OCTOBER 19, 2011**

Draft

Members Present

C. Nolan
A. Seaver
B. Gombar
M. Peterson

Members Absent

P. Brucker
B. Nelson
R. McGraw

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. Gombar, supported by Ms. Seaver, to approve the minutes of September 7, 2011.

VOTE: 4 YEAS 0 NAYS 3 ABSENT MOTION CARRIED
Brucker
Nelson
McGraw

New Business:

- A. **S-11-16** – Ken Westlund of Naples, Florida is requesting site plan approval to construct an 8,750 square foot office building and a private road located adjacent and east of Oakwood Mausoleum on the north side of Gratiot at an address commonly known as 5880 Gratiot. (12-4-29-2007-000)

Ms. Smith stated in September of this year, a portion of the approximately 44 acre parcel was rezoned to B-1, Office Business. The recently rezoned portion of the property is located at the southwestern most portion of the parcel, fronting on Gratiot Road, containing 1.66 acres in size.

This property has been zoned Residential Transitional since the Township's first adopted zoning ordinance in the 1950s. The Future Land Use Map for this area has been shown to be office business commercial since the 1990s. It is our understanding that the applicant intends to use this property for office and personal service use. A building totaling 8,750 sq. ft. is shown on the site plan. Ms. Smith noted that the "Public Utilities" section of the report erroneously referred to Fashion Square Boulevard and Wenmar Drive. All Public Utilities are available to the site. The rezoning of this portion of the parcel will permit the applicant to develop the first portion of what will be a phased project. It has 301 feet of frontage along Gratiot Road and 239.94 feet of depth. A new private road with a boulevard entrance is shown on the plan and extends the depth of the development. This road is proposed to eventually serve a larger development if and when it develops to the east and north and would be required to provide a connection to Colony Drive. At this time staff requested to add another condition for site plan approval to include "the portion of the road being installed needs to have its cross section reviewed and approved by the Saginaw County Road Commission, inspected by the engineering firm on site and all documentation sent to the Saginaw County Road Commission for their files".

Whereas the proposed office and retail use is a use permitted by right within a B-1, Office Business zoning district and the project complies with the general development standards of the Township, staff recommends approval of site plan S-11-16 with the five (5) conditions listed in staff's report and the addition of a sixth (6) condition "the portion of road being installed needs to have its cross section reviewed and approved by the Saginaw County Road Commission, inspected by the engineering firm on site and all documentation sent to the Saginaw County Road Commission for their files".

Mr. Jay Wheeler, a representative for William Kibbe and Associates on behalf of Ken Westlund, had no problem with the six (6) conditions.

Mr. Gombar inquired why does the site plan show a proposed unit #5 and why it is not being built at this time. Mr. Wheeler responded that he did not have an answer for that question; however, all his calculations for parking and storm water included the proposed unit #5.

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

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

Discussion followed among the Planning Commission members.

Motion by Ms. Seaver, supported by Mr. Gombar, to recommend approval of the proposed site plan (S-11-16) upon the following six (6) conditions listed below:

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.

Other New Business:

Adjournment:

Motion by Mr. Peterson, supported by Mr. Nolan, to adjourn the meeting at 7:17 p.m.

VOTE:	4 YEAS	0 NAYS	3 ABSENT	MOTION CARRIED
			Brucker Nelson McGraw	