

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
AUGUST 15, 2007**

Members Present

J. Anderson
B. Nelson
E. Majask
C. Nolan
P. Brucker
A. Seaver
D. Emmenecker

Members Absent

Others Present

B. Smith, Planner
C. Edlinger, Recording Secretary

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

Approval of Minutes:

Motion by Mr. Anderson, supported by Mr. Nelson, to approve the minutes of August 1, 2007.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. S-2007-31** – Mr. Brent Nichols of Saginaw, Michigan is requesting site plan approval to construct a new 10,080 square foot building on a 1.79 acre parcel of land located at 3500 Shattuck Road. (12-4-10-3009-000 and 12-4-10-3002-000)

Ms. Smith stated the proposed office building is proposed to be divided into nine (9) units. No specific use is proposed at this time but the B-1 zoning district permits a variety of lower intensity commercial uses.

Between the time this report was finalized and this meeting, it is our understanding that the applicant has discussed the issue of shared access with the adjoining property to the west and that, with some adjustments to layout, this seems very feasible. We appreciate the advance effort made by the applicant in seeking this shared and mutually beneficial access. As this site plan meets the standards for a B-1 Office Business zoning district and the general development standards of the Township, we recommend approval with the ten (10) conditions contained in the report.

Mr. Brent Nichols of Saginaw, Michigan was present to answer any questions. Mr. Nichols has no problem with the ten (10) conditions listed in staff's report.

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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 this proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Emmenecker, supported by Mr. Majask, to recommend approval of the proposed site plan (S-2007-31) upon the 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 must be reviewed and approved by the Township Engineer prior to construction of the new fields.
3. The applicant shall attempt to work with the property owner to the west to secure a joint driveway. The Township will assist in terms of facilitating this.
4. Development of a final landscaping plan detailing the type of trees and shrubs in such a quantity as required by the Zoning Ordinance.
5. Detailed lighting plan must be submitted, showing the type and height of fixture and pole.
6. All one-way drives should be labeled/marked as such.
7. The dumpster enclosure shall be consistent with the building in terms of type of material and color.
8. The elevation of the building shall be reviewed according to the adopted design guidelines and approved by staff as part of the final site plan.
9. All required documents necessary for approval as a condominium are required prior to issuance of a building permit.
10. At points where sidewalks or pedestrian connections cross the drive(s) or circulation/parking areas, there should be denoted through a change in surface. The surface at these points should be stamped and dyed concrete or s

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

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Receive and File All Correspondence:

- A. A copy of Greyfields into Goldfields.
- B. A copy of the July 2007 Planning & Zoning News publication.

Other New Business:

The Planning Commission was introduced to the proposed initiative to “Recreate State” street by installing gateways to the Township.

Old Business:

- A. The Planning Commission discussed the following issues of the Comprehensive Development Plan:
 - 1. Discussed tour of areas in order to review future land use;
 - 2. Township undergoing transitions;
 - 3. Mixed Use is an attractive designation;
 - 4. Need minimum set of standards/requirements in a R-1 district;
 - 5. Special provisions in the master plan for areas of the Township who have smaller lots in a R-1 district;
 - 6. Search for potential grant money that’s available to help with low income renovations;
 - 7. The Campus Business District sanitary sewer district is ready to go; and,
 - 8. Prepare a draft of the Future Land Use Map to present to the Planning Commission in preparation of reviewing the proposed master plan at the September 19, 2007 Planning Commission meeting.

Mr. Brucker introduced Path Seaver to the Planning Commission.

Adjournment:

Motion by Ms. Seaver, supported by Mr. Nelson, to adjourn the meeting at 7:35 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED