

DRAFT

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
NOVEMBER 4, 2015**

Members Present

S. McGraw
J. Howell
B. Gombar
G. Fahndrich
C. Nolan
M. Peterson
B. Nelson

Members Absent

Others Present

B. Smith, Planner
C. Edlinger, Recording Secretary
A. Dier, Planning Assistant

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

Approval of Minutes:

Motion by Mr. Howell, supported by Mr. Nelson to approve the minutes of October 21, 2015.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Ms. Smith asked to amend tonight's agenda to begin with Old Business first as representative's from CSL Plasma were present. Chairman Gombar approved.

Old Business:

- A. Blood Plasma Donation Centers – Ms. Smith stated after extensive discussion at the last Planning Commission meeting there was a consensus to move forward with a public hearing for Blood Plasma Donation Centers. The following is the proposed text amendments.

Section 202. Definitions.

Add:

10. Blood Plasma Donation Centers and renumber accordingly:

The collection of blood/plasma as a principal use on a property. Accessory blood/plasma collection associated with an emergency relief charity (such as the Red Cross), medical office, medical laboratory, medical clinic, hospital, government agency, nursing home or other medical facility shall not be considered a Blood/Plasma Collection Center.

Section 1703. Uses Permitted Under Special Conditions

15. Blood Plasma Donation Centers:
 - a. An indoor waiting area with a restroom shall be provided and open at least one hour prior to the opening of the center.
 - b. The storefront/façade shall be active. No mirrored, tinted or screened out/blacked out windows are permitted.
 - c. All loading and unloading shall be performed in the rear of the building. At least one designated loading area shall be provided.
 - d. Hours of Operation: 7 am to 7 pm if within 600 feet of a residential district and/or private and public schools.
 - e. Must provide a designated break area for employees, including outdoor space for smoking if permitted, as approved by staff.
 - f. Bike racks and benches may be required to be installed per the Planning Commission at specific locations as approved by staff.
 - g. Blood Plasma Centers shall not be located closer than 2,000 feet to another blood plasma center, as measured from property line to property line.

Section 1903. Uses Permitted Under Special Conditions

17. Blood Plasma Donation Centers:
 - a. An indoor waiting area with a restroom shall be provided and open at least one hour prior to the opening of the center.
 - b. The storefront/façade shall be active. No mirrored, tinted or screened out/blacked out windows are permitted.
 - c. All loading and unloading shall be performed in the rear of the building. At least one designated loading area shall be provided.
 - d. Hours of Operation: 7 am to 7 pm if within 600 feet of a residential district and/or private and public schools.
 - e. Must provide a designated break area for employees, including outdoor space for smoking if permitted, as approved by staff.
 - f. Bike racks and benches may be required to be installed per the Planning Commission at specific locations as approved by staff.
 - g. Blood Plasma Centers shall not be located closer than 2,000 feet to another blood plasma center, as measured from property line to property line.

Sec. 404. Off-street Parking Requirements.

2. The minimum number of off-street parking spaces shall be determined in accordance with the following schedule:

AD. Blood Plasma Donation Center: One space for each collection station, one space for each person permitted to occupy the waiting area, and one space for each employee in the largest working shift. The Zoning Administrator shall review the proposed floor plan for the Plasma Center and may require additional parking for processing rooms/booths, staging and testing areas, etc.

Mr. Gombar asked if there were any questions or comments from the Planning Commissioners. With no questions or comments, Mr. Gombar then asked for public comments. There being no public comments, Mr. Gombar closed the public hearing.

New Business:

- A. Alan Bean from Spicer Group conducted a presentation on mixed use zoning and an update on medical marijuana.

Discussion followed among the Planning Commission members.

Motion by Mr. Howell, supported by Mr. Nolan, to direct staff to prepare a draft ordinance to restrict any medical marijuana from growing, processing, securing transporters, having provision centers and safety compliance facilities, in advance of potential legislative changes.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- B. Alan Bean conducted a presentation on mixed use zoning district.

Discussion followed among the Planning Commission members. Spicer and staff will work to draft a new mixed use district.

Receive and File All Correspondence:

Adjournment:

Motion by Ms. McGraw, supported by Mr. Fahndrich, to adjourn the meeting at 8:12 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED