

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
AUGUST 6, 2008**

Members Present

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

Members Absent

Others Present

B. Smith, Planner
C. Edlinger, Recording Secretary
R. Eggers, Spicer Group

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

Approval of Minutes:

Motion by Mr. Anderson, supported by Mr. Nolan, to approve the minutes of May 21, 2008.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. S-08-21** – East Valley LLC of Southfield, Michigan is requesting site plan approval to demolish the existing garden center at the former Builder’s Square building and construct a 10,000 square foot building to house the Dollar Tree retail store located at 3175 Westbay Drive. (12-4-03-1054-001)

Ms. Smith stated that for the most part, this site is in compliance with zoning standards in terms of parking spaces, circulation and access. The proposed addition will include the installation of “Cardinal Square” elements, including brick piers and fencing, as well as installation of two traffic islands, sidewalk and pedestrian crossings. Whereas the proposed use is permitted within the B-3 Zoning District and complies with the general requirements of the Township, staff recommends approval of the site plan with the five conditions contained in the report.

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.

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Discussion followed among the Planning Commission members.

Motion by Mr. Majask, supported by Mr. Nolan, to recommend approval of the proposed site plan (S-08-21) upon the five (5) 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 plans submitted show that there should be minimal to no impact on the existing storm water management plan. However, if drainage problem(s) do arise after construction, it will be the responsibility of the owner to correct the drainage problem(s) as directed by either the Township or the Township's engineer. Any corrections must be completed within the time frame stipulated by the Township or the Township's engineer.
3. Any dumpster associated with this development should be placed in the rear of the site, in a similar pattern in terms of placement and enclosures as the other building's tenants and enclosed with materials the same as or similar to the building itself.
4. When adjoining/adjacent properties on Westbay Drive develop so as to facilitate installation of sidewalk, the property owner will then be required to install a connection to the road.
4. The site plan does not indicate whether or not wall or building mounted lighting will be used, but if it is, it shall be installed to the Township standards as well as to be shielded, to not trespass onto neighboring properties and to operate for the fewest amount of hours possible.
5. No sign location is shown or proposed on the site plan. All signs must meet the current sign ordinance. No sign permit is implied or granted with this site plan review.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- B. Z-08-02** – The Saginaw Charter Township Planning Commission is requesting to amend the Zoning Ordinance by creating a new zoning district called the Campus Business (CB-1) district and associated amendments related to general requirements, landscaping, design guidelines, and parking.

Ms. Smith provided a brief overview of the proposed zoning changes. She explained that there are a number of changes made throughout the zoning ordinance, ranging from general standards dealing with landscaping, buffers and design guidelines. Mr. Rob Eggers, Spicer Group, Inc., who assisted with creation of the zoning district, provided the history of the Campus Business idea. In 2005, the Township first began discussions regarding a subarea plan for the Campus Business District. This area is designed to be regulated by form (the way a building looks) and performance (the way in which the development “acts”) rather than listing particular uses. Discussion continued regarding the implementation of the subarea plan and

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comprehensive plan and that the subarea plan is not intended to be a construction document but rather a guide.

The Planning Commission discussed how the proposed ordinance would protect surrounding residential areas. Staff described the ways in which the buffer yards and screening standards work. The Planning Commission requested that the minimum lot size be adjusted from three acres to five acres.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed text amendment.

There being no comments, Mr. Brucker closed the public hearing portion of this proposed text amendment.

Discussion followed among the Planning Commission members.

Motion by Mr. Nelson, supported by Mr. Nolan, to recommend approval of the proposed text amendment (Z-08-02) to the Township Board with the changes as indicated.

Proposed Amendment

Chapter II (Definitions), Sec. 202 is amended by the addition of the following:

202(60)(2) Mixed Use means "A two-story or multi-story building which includes office, commercial, or otherwise non-residential uses and also includes residential uses, above the first floor."

Amend Section 303.1 Permitted Yard Encroachments to add the following:

- f. Structures below and covered by the ground
- g. Lighting devices
- h. Planters, retaining walls and other similar landscaping structures
- i. Gatehouse or security stations
- j. Sculptures, fountains, or other such items proposed as public art or public features
- k. Passive recreation features, such as walkways, paths, and other such items typically found in open space areas.

Amend Chapter 3, Section 303.4 Bufferyards as follows:

b) Campus Business Land Use.

When a Campus Business land use, other than a residential or institutional land use, is proposed adjacent to any institutional land use or residentially zoned district, a buffer consisting of an eight foot (8') tall masonry wall shall be required within ten (10') feet of the property line along with a ten foot wide bufferyard as depicted in Buffer A. When a residential or institutional Campus Business land use is located adjacent to a residentially zoned district, a Type B bufferyard is required. In addition, when the property abuts existing residential development, the developer must, upon request of the residential landowners and/or the Saginaw Charter Township Community Development Department, provide an eight-foot-tall privacy fence or wall along the abutting property lines. The fence or wall finish and construction materials must be approved by the Department and be consistent in design with the project and the adjoining residential area. In instances when a fence is requested, the developer shall

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follow the guidelines for a buffer type B, showing the fence, a ten-foot buffer and a combination of trees and shrubs.

Amend Section 303.4 Bufferyards to reletter c-i as follows:

- c. Industrial Land Use (keep original text)
- d. High Density residential land use (keep original text)
- e. Institutional land use (keep original text)
- f. Inverse bufferyard requirements. (keep original text)
- g. Determination of requirements by zoning administrator. (keep original text)
- h. Existing plant material or fences. (keep original text)
- i. Determination for additional bufferyard. (keep original text)

Amend Section 303.4 iii) Bufferyard types and development standards by adding

- b) All plant materials required within a specified bufferyard shall be planted to completion within six months from the date of receipt of a building permit and shall be thereafter properly maintained in a health, viable condition. Plant materials which are not in a healthy, viable condition shall be replaced.
- c) Landscaping/plant material used for fulfilling the bufferyard requirements or site plan requirements shall be of the following minimum plant sizes:
 - i. Evergreen trees, a minimum of six feet (6') in height;
 - ii. Deciduous trees, a mature canopy height of at least twenty four (24') feet and a 2 ½ " caliper at time of planting;
 - iii. Deciduous shrubs and decorative trees, at least six feet (6') in height; shrubs and perennials, a minimum height of twelve inches (12") in the first season.
- d) Further, when a landscape plan is required, the following materials are specifically prohibited:
 - i. Box elder
 - ii. Soft maple (red silver)
 - iii. Elm
 - iv. Poplar
 - v. Willow
 - vi. Horse chestnut (nut bearing)
 - vii. Tree of heaven
 - viii. Catalpa
 - ix. Fruit-bearing trees
 - x. All thorned trees and shrubs
 - xi. Ribes (gooseberry)
 - xii. Cottonwood

Amend Section 314.3. General Design Guidelines, to add:

- L. *Mailboxes and Mail Delivery.* All mailboxes shall be centrally located and internal to the site. Mailbox location shall be off the public roadway and coordinated with the United States Post Office.

Amend Section 314.5(a) Guidelines for the public streetscape. Add:

- v. A development located along Tittabawassee Road shall install a ten-foot (10') wide path in lieu of installation of a public sidewalk constructed to the design and specification requirements of the Township.

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Amend Section 314.7. to read Campus Business Design Guidelines.

6. The Campus Business District is a zoning district limited to a specific geographic area within Saginaw Charter Township.
 - a. The general design guidelines described in Section 314 shall be incorporated in all developments within the Campus Business District.
 - i. Furthermore, a minimum of 15% of a development's building façade that is visible from the street or adjacent properties shall be windows.
 - ii. Buildings shall be constructed to be long-lasting and use natural materials including brick, stone (including cast stone), or other such specifically approved materials as the primary building materials.
 - b. When a parking lot of more than five (5) vehicles is located between the building and the road, at least seventy-five percent (75%) of the frontage of the parking area shall be screened through landscaping, bermed areas or a combination of the two. Screening shall be located adjacent to the parking area and have a minimum height of three (3') feet measured from the highest finished grade of the parking area. The screening shall consist of a combination of shrubs, decorative fencing, berm(s) with a minimum of a one to three rise to run, perennial plantings and other such items, with a minimum of one shrub or perennial plant provided for each four (4') lineal feet. The plants shall meet the height and species requirements contained in Section 304.b.
 - c. Every building except single family dwellings, shall be provided with landscaped materials along its perimeter meeting the following criteria:
 - i. At least 75% of all sides of a building visible from the road or an adjacent property shall be landscaped and such landscaping shall be located within twenty (20) feet of the building.
 - ii. The planting area devoted to the building landscaping shall be a minimum of eight feet in width.
 - ii. Landscaping materials shall include a combination of deciduous trees, evergreens, hedges, shrubs, annual and perennial flowers and ground cover plantings.
 - iii. Deciduous trees shall be planted at a rate of three (3) trees for every 100 lineal feet of the building.
 - iv. All portions of the planting area not otherwise devoted to trees and shrubs shall be planted with grass, ground cover or other live landscape treatment, excluding paving or gravel except that this planting area may be interrupted by walkways. Decorative stone and/or mulch is permitted.
 - d. Deliveries, loading and unloading, dumpster unloading, parking lot cleaning, and similar building or site maintenance when located within 100 feet of a residential (R) district, shall not take place before 7 a.m. or after 9 p.m.
 - e. Compatibility with adjacent residential districts or uses: The proposed location of accessory uses or structures that are of a significantly different scale or character than the adjacent residential districts or uses, such as access drives, parking areas, solid waste pickup points, loading, unloading, and facilities of a similar nature, shall not be located near the boundary of the development.

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- i. In no case shall unloading, loading or storage of equipment or materials take place within one hundred feet of a residential district.
 - ii. If the project abuts a residential district or use or where there is a compatibility issue, a transition area shall be provided. This transition area includes the 100 foot minimum setback required by Section 2004.3.c and 2004.4.c. Altering the grade within the transition area shall be minimal unless needed to provide effective buffering or to accommodate drainage.
 - iii. If the grade change abutting a residential district or use is to be varied by more than three feet, the site plan shall include cross sections illustrating existing and proposed grades in relation to existing and proposed building heights. Cross-sections and/or photographs of existing conditions shall be provided to document the effectiveness of the proposed buffer.
- f. Preservation of on-site natural areas: Efforts shall be made to preserve natural features and the integrity of the land. Developments that preserve on-site natural areas shall be permitted to adopt one of the following bonus provisions:
- i. Rear and side yards may be reduced to a minimum of one half (1/2) the required distance, except for lots that abut a residential district or use, OR
 - ii. When a development preserves a wooded area at least two acres in size, the total landscaping required (quantity of plants) shall be reduced by sixty percent (60%) OR
 - iii. Developments that preserve at least two acres of natural area adjacent to a residential area may forgo installation of the required buffer yard in that area based on the approval of the Planning Commission.

Amend Section 314.8 to read Administration of the Design Guidelines.

8. *Administration of the design guidelines.* The design guidelines in this section are to be used as guides for the township planning commission when reviewing site plans and special land use for multiple family, institutional, commercial and manufacturing uses.
- a. Flexibility of the guidelines. Because not every development may be able to meet each specific design guideline, the guidelines were written to be flexible, to expand and contract, to fit the development and achieve the intent of the master plan.
 - b. Applicable to all developments. Although not all developments will meet all of the guidelines, each new or redevelopment project in the area should meet most of the design guidelines. Minor changes to existing developments need not comply with the design guidelines. Minor changes are defined as those changes, which do not structurally alter the building or site layout. The township encourages all changes in structures, uses and site design, regardless of how minor, to attempt to meet the intent of this ordinance. All changes in use shall comply with the intent and purpose of these design guidelines. Any addition to a structure, parking area, or other significant site features is required to meet these design guidelines.

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Amend Section 404 to add Section 404.3 On Street Parking, as follows:

Sec. 404.3 On-street parking.

Requests for on-street parking shall be specifically approved by the Saginaw County Road Commission and the Saginaw Charter Township Planning Commission. Any approved on street parking shall be designed to consider the requirements for snow removal, paid for and constructed by the developer and constructed to the specification of the Saginaw County Road Commission.

Amend Section 406.3 Street Trees, as follows:

Sec. 406. Street trees

3. *Tree type.* Street trees shall conform to the standards listed in section 303(4)(b), (c) and (d) of the Zoning Ordinance. Further, street trees shall be selected so that they are hardy to the climate and their location. Street trees, and the trees throughout the site, shall be selected so that there is not an abundance of a certain species.
 - a. An approved corridor landscape plan adopted by the planning commission shall take precedence over the standards listed in section 303(4)(b), (c) and (d).

Amend Section 409. Lighting, to read as follows:

1. *Lighting of off-street parking areas.* Off-street parking areas shall be lighted in accordance with a plan as approved by the township planning commission. Parking area lighting and other exterior on-site lighting fixtures shall not exceed a height of **15** feet when located within 200 feet of a residential dwelling or district. All exterior and parking lot lighting fixtures shall be so arranged or installed with reflectors so that light is deflected away from adjacent residential land uses and adjacent streets. Further, said exterior lighting within 200 feet of a residential zone/use shall have cutoff light fixtures and shall include the submittal of an acceptable lighting plan that designates zero candles per foot at a distance of 30 feet from the property line.

Exceptions:

- a. Single-family and two-family duplexes.
- b. Freestanding exterior lighting fixtures may have a maximum height of 50 feet unless they are within 200 feet of a residential zone or use.

Amend Part II (Land Use Districts), Chapter 6. by the addition of the following:

Sec. 601. Division of the township. ADD

CB-1 Campus Business (after B-4 Commercial (General Intensive))

Amend Part II (Land Use Districts), Chapter 20, by adopting the following district "Campus Business District" (CB-1) and renumbering M-1 Industrial (Science and Industry) to Chapter 21 and M-2 Industrial (Manufacturing) as Chapter 21.a.

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Chapter 20. CB-1 CAMPUS BUSINESS DISTRICT

Sec. 2001. Intent and Purpose

The Campus Business Zoning District is intended for a varying range of development from the highest intensity uses immediately adjacent to Tittabawassee Road to the lowest intensity uses adjacent to existing residential neighborhoods. It is intended to implement the designated future land use area within the Comprehensive Development Plan called Campus Business and designed to:

1. Promote development that enhances Saginaw Charter Township's position as a location for corporate campuses, light industrial development that is capable of operation in such a manner as to control the external effects of the manufacturing process, such as odors, vibrations, emissions, or other nuisance characteristics through prevention or mitigation devices and conduct operations within wholly enclosed buildings.
2. Promote development that is adjacent to existing and/or concurrent with proposed capital improvement projects, thus not burdening the Township's infrastructure;
3. Facilitate development that establishes a unique visual and economic identity for Saginaw Charter Township;
4. Protect and enhance critical environmental and natural features as well as existing residential neighborhoods;
5. Develop light industrial, research, office and mixed use areas that are safe, comfortable and attractive to pedestrians; and allow a mixture of complimentary land uses that *may* include housing, retail, offices, commercial services, and civic uses to create economic vitality;
6. Provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace;
7. Reinforce streets as public places that encourage pedestrian and bicycle travel;
8. Encourage efficient land use by facilitating compact development and minimizing the amount of land that is needed for surface parking;

Section 2002. Uses permitted by "right".

The following are the principal permitted uses in the CB-1 District:

1. Teaching facilities in a college or university setting, including classroom buildings, assembly halls, administrative offices, libraries, and laboratories along with vocation schools and other types of technical training facilities.
2. Hospitals, medical centers, medical offices, clinics, including accessory laboratories but excluding blood plasma centers and similar uses.

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3. Laboratories, including but not limited to, life science technology and medical laboratories, including biomedical engineering, biotechnology, genomics, proteomics, molecular and chemical ecology.
4. Research, design, engineering, testing, diagnostics and pilot or experimental product development, including but not limited to medical device and alternative energy technologies.
5. Administrative and professional offices.
6. Light Industrial and manufacturing uses, when located within a wholly enclosed building.
7. Accessory buildings and uses customarily incidental to any principal use permitted.
8. Residential uses, subject to the following:
 - a. Residential uses in conjunction with commercial uses (mixed use)
 - b. Residential uses, when located at least 1,320 feet from Tittabawassee Road, and complying with section 2004.

Section 2003. Uses permitted under special conditions.

In developing the Campus Business District, the Township acknowledges that there are uses which may be ancillary to those businesses for which the district was created. These ancillary uses are intended to act in a support function to the office, light industrial, research, etc., uses within the district. Though these uses may be independent of a use permitted by "right," these general commercial types of uses are not the primary purpose of the district and are therefore restricted in terms of size, square footage and location. Because the uses are intended to function as support, the following special conditions apply:

1. Where Campus Business District Support Uses, are proposed, the following development limits apply:
 - a. Uses permitted under special conditions are not intended to be located along frontage of Tittabawassee Road, as that area is designated for more intensive uses identified in Section 2002.
 - b. No single building shall be more than 30,000 square feet, with no more than 20,000 square feet designated for uses in Section 2003.2.
 - c. Loading doors shall not be visible from nor be located within seventy-five feet (75') of any street or property boundary.
 - d. When a building wall is adjacent to a road or when a building wall is within fifty feet (50') of a property, the building wall (s) shall be constructed with no less than thirty five percent (35%) glass.

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- e. The aggregate floor area for uses devoted to Campus Business District Support Uses shall not exceed thirty percent (30%) of the gross floor area in the Campus Business District.
2. When the conditions of Section 2003.1 are met, the following uses are permitted.
- a. Food stores
 - b. Retail
 - c. Business services
 - d. Restaurants/Food service
 - e. Personal Service uses
 - f. Banks
 - g. Entertainment
 - h. Commercial Recreation
 - i. Day Care
 - j. Other similar services not yet classified.
 - k. Mixed Use

Section 2004. Campus Business District Residential Uses.

Campus Business District Residential uses are intended to provide housing in densities and form not found elsewhere in the Township. The purpose of permitting residential uses in this district is to supplement not replace, existing residential uses within the Township. Uses the township wishes to encourage creative forms of owner occupied housing, specifically attached townhomes, attached single family condominiums, traditional new urban neighborhood design and similar developments. It is not intended to permit scatter site development but creative integration of residential uses into a campus business environment. Residential uses are permitted, subject to the following:

- 1. Residential uses in conjunction with commercial uses (mixed use), subject to the standards in Section 2002.8.
- 2. Residential development, consisting of at least ten (10) units, when located at least 1,320 feet from Tittabawassee Road when the following are met:
 - a. Uses as identified in Section 2207.4 a-e regardless of the underlying district noted in this section.
 - b. Minimum lot area as identified in Section 2207.f.
 - c. Design standards as prescribed in 2207.6.

Sec. 2005. Dimensional requirements.

- 1. *Minimum yard requirements for Campus Business District Principal Uses.*
 - a. Each lot shall have a minimum front yard of 50 feet and said yard, except for necessary drives or walks, shall remain clear and shall not be used for parking, loading or accessory structures.

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- b. Each lot shall have a total side yard of 50 feet, with a minimum of 25 feet on each side. A side yard abutting a residential (R) district or use shall be not less than 100 feet; and further, in the case of a corner lot, the side yard on the street side shall be a minimum of 50 feet.
 - c. Each lot shall have a rear yard of 50 feet. A rear yard abutting a residential (R) district shall be not less than 100 feet.
 - d. When the side or rear yard areas abut a residential (R) district, a bufferyard, as specified in Section 303.4 shall apply.
2. *Minimum yard requirements for Campus Business District Uses Permitted under Special Conditions.*
- a. Each lot shall have a minimum front yard of 30 feet and said yard, except for necessary drives or walks, shall remain clear and shall not be used for parking, loading or accessory structures.
 - b. Each lot shall have a total side yard of 25 feet, with a minimum of 10 feet on each side. A side yard abutting a residential (R) district shall be not less than 100 feet; and further, in the case of a corner lot, the side yard on the street side shall be a minimum of 30 feet.
 - c. Each lot shall have a rear yard of 20 feet. A rear yard abutting a residential (R) district shall be not less than 100 feet.
 - d. When the side or rear yard areas abut a residential (R) district, a buffer is required as specified in Section 303.4.
3. *Minimum yard requirements for Campus Business District Residential Uses.*
- a. Mixed-use residential uses shall meet the minimum yard requirements for Uses Permitted Under Special Conditions.
 - b. Residential developments as defined shall follow the lot regulations as contained in Section 2207.5.f.
4. *Exceptions to Setback Requirements.*
- a. **No Setback from Railroads.** No setback is required from a lot line that abuts the right-of-way of a railroad track. However, for the provisions of this district, if there is an R-district adjacent to a railroad then a setback consistent with Section 2005.1.b. shall be provided.
5. *Maximum building height.*
- a. Buildings shall not exceed 100 feet, provided the following:
 - i. Any buildings within 150 feet of a residential (R) district shall not exceed 2 1/2 stories or 35 feet (35').

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- ii. Any buildings located within 151 to 200 feet of a residential (R) district shall not exceed 3 1/2 stories in height or forty-five (45') feet.
 - b. Exceptions (refer to Chapter 3, Section 304).
- 6. *Maximum lot coverage.*
 - a. A maximum of 50 percent of the lot may be covered by buildings.
- 7. *Minimum lot size.*

All lots shall meet the minimum standards below, with the acknowledgement that for residential uses, which require a minimum of 10 units, shall be a minimum of five acres with individual lot sizes guided by standards contained in Section 2207.5.f.

- a. Each lot shall contain a minimum of two hundred seventeen thousand eight hundred (217,800) square feet, or five (5) acres, unless a smaller lot size is specifically approved by the Planning Commission.
- b. Each lot shall be a minimum of 250 feet in width at the front building line.

Sec. 2006. General Use Requirements.

Uses in this district shall conform to the following standards:

1. Storage, Loading and Service Areas: Outdoor storage of materials and/or equipment may be permitted; however, the storage areas, loading or unloading and/or delivery areas need to be creatively shielded/screened from all public views including the roadway and adjacent properties. Screening shall be accomplished by using an existing building wall, a decorative masonry wall, or a combination of a masonry wall and landscaping. All masonry walls shall be a minimum of eight feet (8') in height and shall provide a six to eight foot (6'-8') landscaping strip on the exterior of the wall. Within this landscaping strip at least one evergreen tree, a minimum of six feet (6') in height, shall be provided every twenty (20') lineal feet. When equipment or materials being stored have a height that exceeds eight feet (8') the Planning Commission may require installation of a wall taller than eight feet (8') to more appropriately screen the site.
2. Uses shall emit no obnoxious, toxic or corrosive fumes or gases which are harmful to the public health, safety or general welfare except those produced by internal combustion engines under design operating conditions.
3. Uses shall emit no smoke, odorous gases or other odorous matter in such quantities as to be offensive at or beyond any boundary of the use of the parcel.
4. Uses shall produce no heat or glare to such an extent as to be detrimental to the health, safety, and general welfare at or beyond the lot boundaries.
5. Uses shall produce no physical vibrations to such an extent as to be determined detrimental to the health, safety and general welfare at or beyond the lot boundary.

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6. Uses shall not include in the manufacturing process any production or storage of any material designed for use as an explosive.
7. Uses shall conform to all local, state and applicable federal pollution control standards, including noise, air, and water quality requirements.
8. In addition to meeting the requirements of Chapter 20, Section 311 and Section 314, the Planning Commission may require studies, reports and additional information relative to how a proposed use will meet the performance standards in this section. This includes but is not limited to: noise studies, odor maps, engineering analysis of proposed vibration, emission maps, schematics and renderings of the proposed buffers and buildings when viewed from the adjoining property, etc. Based on this information and/or documentation that the proposed use may deleteriously impact the adjoining property, the Planning Commission may require additional setbacks and screening, including time limits or restrictions on certain improvements to mitigate potential adverse effects, protect existing uses and to ensure compliance with the specific purposes and intent of the Campus Business District.

Sec. 2007. Comprehensive sign plan.

A comprehensive sign plan provides a means for defining common sign regulations for multi-tenant projects and for consistency with the Campus Business District by providing incentives in the design and display of signs. A comprehensive sign plan shall be required for all developments and uses within the Campus Business District. An application for a comprehensive sign plan shall be included with the conceptual drawings, illustrations and building elevations and shall address the standards contained in this chapter. The sign plan shall be reviewed and approved by the planning commission, in association with building and site design, as a part of the site plan approval process and shall meet all the standards and requirements contained in Saginaw Charter Township's Sign Ordinance, Chapter 48.

1. An application for a comprehensive sign plan shall include information on the following:
 - a. The location of all wall, projecting, monument, and freestanding signs.
 - b. A description of the signs including construction materials, color scheme, unifying design elements, and any proposed lighting.
 - c. An itemization of sign sizes including height and area at all identified sign locations.
 - d. The location of any area designated for temporary signs, and documentation of the means by which such signs may be illuminated if approved.
2. A comprehensive sign plan shall comply with the following standards:
 - a. The signs and their associated buildings shall share common design elements. The content of any sign message shall not be considered in determining whether common design elements are present.
 - b. The comprehensive sign plan shall accommodate future revisions that may be required because of changes in principal uses or tenants.

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- c. The comprehensive sign plan shall comply with the standards of this chapter, including any special allowances for sign area, number, location, and height provided for in this section.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- C. S-08-22** – From Buds to Blooms of Essexville, Michigan is requesting site plan approval to have a temporary outdoor greenhouse to be located in the Firestone parking area at Fashion Square Mall for 60 days where 30 days is permitted, bringing their total days of operation to 150.

Ms. Smith stated that this request is an additional extension of time. The applicant first appeared before the Planning Commission requesting extended time for outdoor display in April of 2008. Ms. Smith stated that the Mall owners/managers had enjoyed the operation and it supports its continuation. Ms. Smith stated that it would be at the discretion of the Planning Commission to extend the operation.

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. The Planning Commission stated that the applicant should be encouraged to operate a permanent facility in the Township given the success that they have enjoyed this year.

Motion by Mr. Nolan supported by Mr. Anderson to recommend approval of the proposed site plan (S-08-22) upon the five (5) conditions listed below:

1. Said outdoor sales area will not be used for more than an additional 60 days.
2. All outdoor sales/activity area must remain clean and clutter free. The greenhouse, shade structure and any associated materials must remain neat and presentable and may not become neglected, damaged or in disarray. Any structure must also comply with Article 32, of the Uniform Fire Code. They will have to obtain a Temporary Business License from the Township Clerks Office.
3. Use of temporary storage containers is prohibited.
4. Permits required for water and/or electrical work shall be obtained and the work shall be approved prior to operation.
5. The area, structure and associated goods must be inspected prior to its operation and the structures, and the locations, specifically approved by Community Development

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Department and Fire Department.

6. The applicant shall be informed that there is no guarantee of approval for extended outdoor display in 2009.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

- A. A copy of the May and June 2008 Planning & Zoning News publications.
- B. A copy of the June 11, 2008 Board of Appeals meeting minutes.

Other New Business:

- A. S-08-04 – RJP Consulting of Clawson, Michigan on behalf of MetroPCS Michigan Inc. has received administrative site plan approval for the installation of six (6) panel antennas on an existing 150' monopole at the 115' level and place one (1) equipment cabinet on a 7' x 16' concrete pad with the existing fenced leased compound. (12-4-10-1002-000)
- B. S-08-08 – Tithof Construction of Saginaw, Michigan on behalf of the Block Family LLC of Atlanta, GA has received administrative approval to make site improvements including closing drives, adding landscaping, sidewalk, dumpster enclosures and additional improvements that make the site more compliant with current zoning located at 210 N. Center. (12-4-28-2018-000 and 12-4-28-2015-000)
- C. S-08-11 – RJP Consulting of Clawson, Michigan on behalf of MetroPCS Michigan Inc. has received administrative site plan approval for the installation of six (6) panel antennas on an existing 100' monopole at the 89' level and place one (1) equipment cabinet on a 12' x 20' concrete pad with the existing fenced leased compound. (12-4-09-3009-000)
- D. S-08-12 – MetroPCS of Novi, Michigan on behalf of American Tower of Woburn, MA has received administrative site plan approval for the co-location of a communications antenna on the proposed 24.5 foot extension of the existing 135' monopole tower located at 3320 Bay Road. (12-4-11-3021-000)
- E. S-08-13 – MetroPCS of Novi, Michigan on behalf of American Tower of Woburn, MA has received administrative site plan approval for the co-location of a wireless antenna on an existing monopole tower located at 4570 Lawndale Road. (12-4-05-2019-000)
- F. S-08-20 – Wolgast Corporation of Freeland, Michigan on behalf of Drapers Automotive of Saginaw, Michigan has received administrative site plan approval to construct one (1) additional oil change bay totaling 709 square feet adjacent to the existing oil change facility located at 4320 Bay Road. (12-4-02-3027-000)

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Mr. Nelson asked for information regarding the way in which the Township regulates wind energy.

Mr. Brucker stated that the Planning Commission should consider ways in which we should or could work to accommodate bicycles. Discussion continued among the Planning Commissioners on alternatives for accommodating bikes. The Planning Commission stated that although this is not a simple problem to address that it is one that should be investigated.

Mr. Brucker introduced Ryan McGraw. It is intended that Mr. McGraw will be appointed as an alternate to the Planning Commission. Mr. McGraw introduced himself to the Planning Commissioners and staff.

Old Business:

Adjournment:

Motion by Ms. Seaver, supported by Mr. Nelson to adjourn the meeting at 7:57 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED