

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
OCTOBER 21, 2009**

Members Present

J. Anderson  
P. Brucker  
C. Nolan  
A. Seaver

Members Absent

E. Majask  
B. Nelson  
R. McGraw

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. Nolan to approve the minutes of September 16, 2009.

<b>VOTE:</b>	<b>4 YEAS</b>	<b>0 NAYS</b>	<b>3 ABSENT</b> Majask Nelson McGraw	<b>MOTION CARRIED</b>
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**New Business:**

- A. **S-09-22** –S-S Development of Freeland, Michigan is requesting site plan approval to construct two (2) new 4-plex apartment buildings to be located at an address commonly known as 6700 Weiss. (12-4-18-2029-002)

Ms. Smith stated the project is considered a multi-family development. It is located at the intersection of Weiss Road and Churchill. A total of two multi-unit buildings (eight townhomes) are proposed. The adjoining property, developed in 2003 for housing, has been zoned for R-3, Low Rise-High Density Residential in the 1970's. This particular piece of property was rezoned from B-1, Office Business to R-3, Low Rise-High Density Residential in September of 2009.

Whereas the proposed site plan for the multi-family development meets the requirements of the zoning ordinance, staff recommends approval of S-09-22 with the conditions listed in staff's report.

Mr. Ron Schauman was present to answer any questions. He agreed with the eight (8) conditions in staff's 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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Motion by Mr. Nolan, supported by Mr. Anderson, to recommend approval of the proposed site plan (S-09-22) upon the following eight (8) 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. Provide the impervious area of the entire site for comparison with the original impervious area to assure the detention basin is properly sized. Plans and supporting calculations for this project must also be sent to the Saginaw County Public Works Commissioner's engineer for approval.
3. Revised landscaping plan, providing the number of street trees required and the type and caliper of trees provided.
4. A fire hydrant is required at the west corner of Churchill and Weiss.
5. Shift the building located on Parcel E to the rear five feet (5') so that it is setback thirty feet (30') from the rear property line. This should provide for a minimum of twenty-five (25') between the two proposed buildings.
6. Adjust the drives between Parcel E and Parcel F so that there is adequate separation between the two drives.
7. The site plan will need to be modified to include curbed returns for Parcel A and B.
8. The Department of Public Services requires additional information regarding where the water services will be located. Each unit (8 total) will require a curb stop (shut off).

<b>VOTE:</b>	<b>4 YEAS</b>	<b>0 NAYS</b>	<b>3 ABSENT</b>	<b>MOTION CARRIED</b>
			Majask Nelson McGraw	

**Receive and File All Correspondence:**

- A. The September 2009 issue of Planning & Zoning News.

**Other New Business:**

- A. Michael Tighe from Boy Scout Troop 312 was present to observe the meeting.

**Old Business:**

**Adjournment:**

Motion by Ms. Seaver, supported by Mr. Anderson, to adjourn the meeting at 7:16 p.m.

<b>VOTE:</b>	<b>4 YEAS</b>	<b>0 NAYS</b>	<b>3 ABSENT</b>	<b>MOTION CARRIED</b>
			Majask Nelson McGraw	