

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
APRIL 15, 2009**

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
A. Seaver D. Emmenecker J. Anderson P. Brucker	E. Majask B. Nelson C. Nolan	B. Smith, Planner C. Edlinger, Recording Secretary M. Mahlberg, Attorney

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

Approval of Minutes:

Motion by Mr. Anderson, supported by Ms. Seaver, to approve the minutes of March 18, 2009.

VOTE:	4 YEAS	0 NAYS	3 ABSENT Majask Nelson Nolan	MOTION CARRIED
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New Business:

- A. Z-09-02 – Kloha Contracting LLC of Freeland, Michigan is requesting to rezone approximately a one acre parcel of land from A-2, Agricultural to R-1, Low Density Residential located west of Lawndale Farms subdivision at 4218 Lawndale. (12-4-05-3008-000)

Ms. Smith stated the parcel is located just north of the intersection of Lawndale Road and Alvarez, the entrance to Lawndale Farms. The parcel is 165 feet in width and 264 feet in depth. Prior to Kloha Contracting purchasing this property, the property was in relative disrepair. The homeowner had applied for a building permit and then failed to progress the project. The home was then foreclosed. The property is located in a low density, single family residential area. It totals 38,115 square feet. The area of the Township is identified on the Future Land Use Map as low density residential. Therefore, the request is consistent with the Comprehensive Development Plan.

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Whereas the proposed rezoning from A-2, Agricultural to R-1, Low Density Residential is supported by the Future Land Use Map, Comprehensive Development Plan and is consistent with the development trend in this area, staff recommends approval of rezoning request Z-09-02. The applicant has indicated to the Township their intention is to submit a land division application after receiving approval from the Township Planning Commission and the Township Board. With the rezoning of this parcel to R-1, single family residential, the applicant will be able to split this lot into two (2) parcels as the parcel is currently 165' in width.

Mr. Brucker than asked for public comments in favor or in opposition to the proposed rezoning.

Mr. Scott Merrow of 4250 Lawndale, inquired what is the minimum width of a typical township parcel. Ms. Smith stated 80' in width by 130' in depth.

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

Discussion followed among the Planning Commission members.

Motion by Mr. Emmenecker, supported by Mr. Anderson, to recommend approval of the proposed rezoning (Z-09-02) to the Township Board.

VOTE:	4 YEAS	0 NAYS	3 ABSENT	MOTION CARRIED
			Majask Nelson Nolan	

Receive and File All Correspondence:

- A. A copy of the March 2009 issue of Planning & Zoning News.

Other New Business:

- A. Bridget Smith provided residential zoning overlay district information to the Planning Commission. Staff had identified three distinct areas of the Township that are zoned for single family residential use and have lots that are typically 70 feet in width or less. The three areas are proposed to be:
- The Sandhill Neighborhood, north of Michigan, just west of Center, south of the railroad and west of the City of Saginaw
 - Area located north of State Street, west of Hemmeter and east of the City of Saginaw (State Street residential area)
 - Area west of Plainfield School, east of I-675, south of Shattuck Road

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Each of these neighborhoods has differing characteristics. Therefore, three separate and distinct overlay districts will be created addressing the specific limitations in each neighborhood and adjusting requirements to be flexible yet reflect the unique character of each area.

Sandhill Neighborhood

- Permit front yard setback to match existing on vacant lots subject to meeting all other requirements
- Permit existing homes to extend to right of way (no setback required)
- Permit attached garages with a reduced side yard setback and reduced rear yard setback

State Street Residential Area

- Permit accessory structures to encroach into the required side yard when attached to the house, with a minimum setback against the garage of eight (8') feet
- Attached accessory structures need to be complimentary in terms of color, pitch and/or materials to the dwelling

East Bay Road Residential Area

- Permit detached accessory structures up to 720 square feet with reduced setbacks
- Establish front yard setbacks that permit porch additions

The Planning Commission discussed the proposals and instructed planning staff to prepare a residential zoning overlay districts for the three proposed areas.

Old Business:

Adjournment:

Motion by Ms. Seaver, supported by Mr. Anderson, to adjourn the meeting at 7:17 p.m.

VOTE:	4 YEAS	0 NAYS	3 ABSENT	MOTION CARRIED
			Majask Nelson Nolan	