

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
FEBRUARY 18, 2009**

Members Present

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

Members Absent

E. Majask  
D. Emmenecker

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 January 7, 2009.

**VOTE:                    5 YEAS            0 NAYS            2 ABSENT            MOTION CARRIED**  
Majask  
Emmenecker

**New Business:**

- A.    S-09-01 and SUP-09-01 – Hopevale Church of Saginaw, Michigan is requesting a special use permit and site plan approval to construct a place of worship totaling 51,315 sq. ft. located at the southwest corner of Tittabawassee and N. Center Roads at an address commonly known as 5200 Tittabawassee Road. (12-4-05-1001-000)**

Ms. Smith stated this proposed development will be located on 54.91 acre site, just southwest of the intersection of Center and Tittabawassee Roads. The church will have two access points, one from Center Road and one from Tittabawassee Road. The property is zoned A-2, Agricultural. The applicant is proposing to construct a worship facility and associated accessory uses (classrooms, etc.) totaling 51,315 sq. ft. Based on seating available (1,060 seats) a total of 303 parking spaces would be required. A total of 446 parking spaces are provided and one loading space.

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Whereas Hopevale Church is a permitted use after special approval within the A-2, Agricultural district and the project complies with the general development standards of the Township, staff recommends approval of S-09-01 and SUP-09-01 with the sixteen (16) conditions listed in staff's report.

Dave Nall, Director of the Building Committee, along with Damien Star and Bob Smith of Hobbs & Black Architects and Jim Schineman of Wolverine Engineers and Surveyors, Inc. had no problem with the sixteen (16) conditions listed in staff's report.

Mr. Schineman, Wolverine Engineers and Surveyors, Inc., explained the proposed project to the Planning Commission.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed site plan and special use permit.

There being no comments, Mr. Brucker closed the public hearing portion of this proposed site plan and special use permit.

Discussion followed among the Planning Commission members.

Motion by Mr. Nolan, supported by Mr. Anderson, to recommend approval of the proposed special use permit (SUP-09-01) to the Township Board upon the following sixteen (16) 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. A storm water management plan shall be submitted, along with the required checklist and calculations, and approved by the Township Engineer as part of the final site plan. The final storm water plan shall be altered to ensure that the area is complimentary to the site itself and not just utilitarian in design.
3. Street trees shall be two and ½ inches (2 ½") in caliper.
4. A dumpster enclosure consistent with the architecture, materials and color of the building is required.
5. Elevations that meet the design guideline criteria shall be submitted and approved for the building and associated improvements.
6. Any and all rooftop equipment shall be effectively screened as required per the design guidelines. If, instead or in addition, ground equipment is to be provided, it too shall be effectively screened and noted on the final site plan.
7. The type of building materials shall be noted and approved as part of the final site plan.



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- B. S-09-02** – Case Architecture of Freeland, Michigan on behalf of Independent Bank of Bay City, Michigan is requesting site plan approval to construct a vestibule and office addition totaling 411 sq. ft. along with site improvements at the Independent Bank branch located at 4850 Bay Road. (12-4-02-2019-001)

Ms. Smith stated the applicant is proposing to construct an addition of 411 sq. ft. to the existing building. The addition will be located on the north side of the building. The addition requires parking and circulation to be adjusted as well. The parcel is 43,560.56 feet (just larger than one acre is size). The parcel has 274.83 feet of frontage along Bay Road/M-84 but the entire site is accessed internally through Fashion Square Mall. The interior access drives have been modified and relocated.

Whereas the proposed financial use is a permitted use within the B-3, Community Commercial zoning district and the project complies with the general development standards of the Township, staff recommends approval of S-09-02 with the conditions listed in staff's report.

Mr. Jay Wheeler of William A. Kibbe and Associates, the project's engineer, explained the Independent Bank project to the Planning Commission.

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 Nolan, supported by Seaver, to recommend approval of the proposed site plan S-09-02 upon the following 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. The Township Engineer has approved the storm water Request for Exemption.
2. Approval of a landscaping plan by the Community Development, with attention to the areas around the Cardinal Square elements and around the screening enclosure.
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. Submit details regarding lighting for review and approval.

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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:                    5 YEAS            0 NAYS            2 ABSENT            MOTION CARRIED**  
Majask  
Emmenecker

- C. The Planning Commission and staff discussed their 2009 work plan and potential projects for 2009/2010.

**Receive and File All Correspondence:**

- A. A copy of the December 2008 and January 2009 issues of Planning & Zoning News.
- B. A copy of the minutes from the Board of Appeals meeting January 14, 2009.

**Other New Business:**

- A. Ms. Smith spoke to the Planning Commission regarding hotel zoning and regulations. The Planning Commission asked staff to proceed with preparing a proposed text amendment to bring to them at a future date for review.

**Old Business:**

**Adjournment:**

Motion by Ms. Seaver, supported by Mr. Nolan, to adjourn the meeting at 7:32 p.m.

**VOTE:                    5 YEAS            0 NAYS            2 ABSENT            MOTION CARRIED**  
Majask  
Emmenecker