

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

Members Present

A. Seaver
D. Emmenecker
J. Anderson
C. Nolan

Members Absent

E. Majask
P. Brucker
B. Nelson

Others Present

B. Smith, Planner
C. Edlinger, Recording Secretary
M. Mahlberg, Attorney

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

Approval of Minutes:

Motion by Mr. Anderson, supported by Mr. Emmenecker, to approve the minutes of February 18, 2009.

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

New Business: None

Receive and File All Correspondence:

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

Other New Business:

- A. Bridget Smith proposed the following changes to regulations for hotels/motels:
7. Motel or motor-hotel, provided the following conditions are met:
 - a) Minimum floor area of 250 square feet per guest unit shall be provided.
 - b) Minimum lot area of three acres is required together with a minimum lot width of 250 feet, plus there shall be no less than 400 square feet of lot area for each guest unit.

SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
MARCH 18, 2009
PAGE 2

- c) Maximum lot coverage including all buildings, both principal and accessory, shall be 40 percent.
- d) Setback. **A landscaped setback not less than 20 feet shall be provided to the extent it abuts a public or private street or freeway. A landscaped setback not less than thirty feet (30') between buildings and interior property lines shall be provided.**

Sec. 304. Supplementary height regulations.

- 4. Permitted exceptions, business and industrial districts.
 - a) In any business or industrial district, any principal building may be erected to a height in excess of that specified for the district, provided each front, side and rear yard minimum is increased one foot for each one foot of additional height above the district maximum with the exception that hotels shall be permitted to a height of fifty-feet prior to this section applying.

The Planning Commission instructed staff to prepare a text amendment for the proposed changes for a future planning commission meeting.

- B. Bridget Smith presented a power point review of neighborhoods in the township that would be considered legal non-conforming due to frontage for parcels zoned single family residential. The Planning Commission discussed the three different areas in the township where the majority of the legal nonconforming parcels are located with the intent of adjusting the zoning regulations to make it more attractive and easier for people to stay in their homes by adding features that make them more livable. Currently the rear yard setback for an R-1 district is 30 feet, would 20 feet be more appropriate on a lot that is already restricted size-wise? Does there need to be adjustments made for detached dwellings when the parcels are smaller? Limiting the total size of the detached structures but reducing the side and rear setbacks? In certain areas of the township, a zero setback restriction in the front yard might be appropriate. The Planning Commission discussed having a certain percentage of lot coverage per parcel. Also proposed were three different overlays for the three different areas of the township as each area has circumstances unique to their particular area.

The Planning staff will prepare a draft overlay for review at a future meeting.

Old Business:

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
MARCH 18, 2009
PAGE 3**

Adjournment:

Motion by Ms. Seaver, supported by Mr. Anderson, to adjourn the meeting at 7:38 p.m.

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