



**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION**  
**SAGINAW CHARTER TOWNSHIP HALL**  
**DECEMBER 5, 2007**  
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According to the conversations with the engineer, a permit application has been submitted to MDOT with all the required information and they awaiting approval. I spoke earlier today with Mr. Nowak, the applicant, who had an issue that precluded him from attending this evening. He stated that he had read the report and did not have any objections to the conditions.

Mr. Nowak is making a substantial investment in this property by bringing it into compliance with storm water standards and MDOT. We recommend approval of the plan with the 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.

Discussion followed among the Planning Commission members.

Motion by Mr. Nolan, supported by Ms. Seaver, to recommend approval of the proposed site plan (S-2007-35) with the eleven (11) 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 Storm Water Management Plan must be reviewed and approved by the Township Engineer prior to construction.
3. Issuance of a driveway permit from the Michigan Department of Transportation.
4. An access easement agreement is required to be executed and recorded with the County Register of Deeds, between the property and the Township ensuring shared access to the properties to the east and the west. The access easement agreement must ensure that future access is provided both near the entry drive to the east as well as toward the rear of the site to the east, depending upon the future development demands of the adjacent property. No actual connection to neighboring parking areas shall be made until an access easement agreement is received from the adjacent property owner(s).
5. Development of a final landscaping plan detailing the type of trees and shrubs in such a quantity as required by the Zoning Ordinance. This includes type of street trees, the required landscaping in and around the parking area and the building as well as details regarding the storm water detention area.

