

**Draft**

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
JANUARY 16, 2008**

Members Present

J. Anderson  
A. Seaver  
C. Nolan  
B. Nelson  
P. Brucker  
E. Majask  
D. Emmenecker

Members Absent

Others Present

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 Mr. Nolan, to approve the minutes of December 19, 2007.

VOTE:                    7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED

**New Business:**

- A.    S-08-01** – West Valley LLC of Southfield, Michigan is requesting site plan approval to construct an approximately 2,500 sq. ft. addition to the north side of the existing building, adjacent to Linen’s and Things, located in the West Valley Plaza on Tittabawassee. (12-4-03-1054-000)

Ms. Smith stated the proposed project includes the construction of an additional 2,500 square foot addition to the north side of the building which currently includes a vacant tenant space north of Linen’s and Things (perpendicular to Tittabawassee Road). The proposed improvements also include the addition of a new truck dock; a 229 square foot enclosed loading area, a compactor and masonry screen wall. No additional parking spaces or changes in access are proposed. The addition of the building will require narrowing the circulation drive parallel to Tittabawassee to thirty-one feet (31’) and adjusting the rear employee and delivery access by shifting the existing curb line approximately eighteen feet (18’) to the west. The curb line and rear drive will be shifted the minimum amount to safely accommodate traffic with the additional truck well and compactor.

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Whereas the proposed retail 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-08-01 with the six (6) conditions listed in the report.

Mr. John Freel, on behalf of Sobelco, was present to answer any questions. Mr. Freel had no problems with the six (6) conditions listed 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 Mr. Majask, to recommend approval of the proposed site plan (S-08-01) based upon the six (6) 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 plans submitted show that there should be minimal to no impact on the existing storm water management plan. However, if drainage problem(s) do arise after construction, it will be the responsibility of the owner to correct the drainage problem(s) as directed by either the Township or the Township's engineer. Any corrections must be completed within the time frame stipulated by the Township or the Township's engineer.
3. The two driveways adjacent to this development shall be retrofitted with a stamped or otherwise delineated crosswalk as required within the design guidelines.
4. Installation of the trees removed along Tittabawassee Road in fall 2007.
5. Any on-site lighting, including building mounted lighting, shall not exceed fifteen-feet (15') in height when located within two hundred (200') feet of a residential district.
6. Submission and approval of a plan meeting the Cardinal Square Design Guidelines.

VOTE:        7 YEAS        0 NAYS        0 ABSENT        MOTION CARRIED

**B.    Comprehensive Development Plan**

Ms. Smith conducted a power point presentation regarding the Township's Comprehensive Development Plan.

Supervisor Braun commended staff and Planning Commissioners on all their hard work.

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Motion by Mr. Majask, supported by Mr. Nolan, to approve the Comprehensive Development Plan and map and adopt the resolution as presented.

VOTE:            7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED

**Receive and File All Correspondence:**

- A.    A copy of the December 2007 Planning & Zoning News publication.

**Other New Business:**

- A. S-2007-45 – Catherine Bieri Ryan of Saginaw, Michigan has received administrative site plan approval to renovate the existing building at 2650 McCarty, the former MJ Murphy Beauty College, into a doctor's office.  
(12-4-02-3006-002)
- B. Election of Officers for 2008:

Motion by Mr. Nolan, supported by Mr. Emmenecker, to appoint Mr. Brucker as Chairman, Mr. Majask as Vice-Chairman and Mr. Anderson as Secretary.

VOTE:            7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED

- C. The Planning Commission approved the meeting schedule for 2008.
- D. Ms. Smith presented to the Planning Commissioners information regarding group day cares and the licensing requirements and standards that come from the State of Michigan. After consideration by the Planning Commissioners, they concurred to have staff prepare a text amendment, advertise public hearing and to bring it to the Planning Commission at a future meeting.

**Old Business:**

**Adjournment:**

Motion by Ms. Seaver, supported by Mr. Nelson, to adjourn the meeting at 7:48 p.m.

VOTE:            7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED