

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
JULY 18, 2007**

Members Present

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

Members Absent

Others Present

M. Mahlberg, Attorney (7:05 p.m.)
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. Majask, to approve the minutes of June 20, 2007 with the exception to change the minutes to reflect that Mr. Nelson was absent at this meeting.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

New Business:

- A. SUP-2007-08 and S-2006-01** – Central Properties Group of Farmington, Michigan is requesting a special use permit and site plan approval to construct a drive-thru facility on the south side of the former Farmer Jack's building (Green Acres Plaza) and to make related site improvements. (12-4-16-3008-000)

Bridget Smith stated this project has been in the development stages for some time. Staff is of the opinion that the owner, developer and engineer have met our expectations in terms of addressing the issues and challenges of the existing site, which has been difficult because it is retrofitting an existing facility. A number of the improvements being made will be relatively unseen by the general public but very important none the less including an extensive underground drainage and detention system and improvements to water mains.

The applicant has greatly improved on site circulation through the placement of landscaped islands and adjustments in circulation drives as well as provisions for

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pedestrians. The façade of the plaza itself will undergo extensive renovation and is designed to be complimentary to the proposed Kroger. I have had the opportunity to speak with the applicant and engineer at length after the completion of this report and we have already successfully addressed most of the conditions and outstanding issues in the report.

Staff recommends approval of the special use and site plan with the conditions contained in the report.

Peter Brucker inquired about condition #12 requesting the applicant's engineer to provide information to the Saginaw County Road Commission as to the function of the existing traffic signal/intersection at State Street and Hemmeter Road; as to the need of a possible deceleration lane.

Ms. Smith stated the Saginaw County Road Commission would like some documentation from the developer's engineer that indicates the location of the drives along Hemmeter Road will not adversely affect the intersection of Hemmeter and State Street.

Darrin Pionk, a representative of Atwell-Hicks, was present to answer any questions.

Mr. Brucker inquired how much of the existing building will be demolished. Mr. Pionk stated from the south end of the existing vacant Farmer Jack's building north and including the current Rite Aid store will be demolished.

Mr. Majask was concerned with traffic from the proposed Rite Aid store. Bridget Smith stated Rite Aid has extended a traffic island on the east side to provide a buffer.

Peter Brucker stated the Township was pleased with the tremendous upgrade to this property and inquired if the applicant was okay with the fifteen (15) conditions in staff's report. Mr. Pionk stated they had worked with the Planning staff and they are ok with the conditions listed in the report.

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

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

Discussion followed among the Planning Commission members.

Motion by Mr. Majask, supported by Mr. Anderson, to recommend approval of the proposed special use permit (SUP-2007-08) upon the fifteen (15) conditions listed below:

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1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services.
2. Issuance of all required permits from the Michigan Department of Transportation.
3. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
4. The following items need to be indicated on the final site plan and are required to be installed:
 - a) Existing sidewalks shall be shown on the site.
 - b) A change in surface at each pedestrian walkway shall be provided between the parking lot on the east side of the site and the building as well as between the drives on the east side of the building. The change in surface shall be stamped and dyed concrete or stamped and treated bituminous or some other method as specifically approved by the township.
 - c) A five (5') foot separation shall be installed between all buildings and circulation drives and/or parking except where there are barrier free access points.
 - d) A buffer, in the form of an eight-foot (8') tall fence and landscaping or a Type B buffer yard as specified by the Zoning Ordinance, shall be provided adjacent to residential property on the west side of Green Acres.
 - e) Elevations and/or typical details for cart corrals shall be provided.
 - f) Mailbox drop off and mail kiosk/storage locations shall be identified.
 - g) Transit stops shall be identified and benches and trash cans provided at such locations.
 - h) Bike parking shall be provided in a location approved by the Township.
 - i) Bollards or curbing, per the special land use requirements, shall be installed adjacent to the drive-thru lane.
 - j) Directional signage should be installed in association with the drive-thru lane, subject to the requirements of the township Sign Ordinance.

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5. On-site lighting shall be designed and so installed so that it operates the minimum number of hours, especially in the evening. Details regarding any building lighting and canopy lighting must be submitted, reviewed and specifically approved by the Township. The canopy should operate only when the gas station is open and the canopy lights shall include fixture cutoffs and/or shields to reduce the spilling of light.
6. Mutual access easement agreement shall be provided to the Township for adjacent properties.
7. A shared parking agreement shall be executed to permit shared parking with the property on the northwest corner.
8. Driveway radii, location and access shall be coordinated and approved by the Michigan Department of Transportation and the Saginaw County Road Commission. Permits and approvals from each agency are required as part of the site plan.
9. The closure of the Kroger store will require the removal of the tanks, canopy and pumps associated with the gas station.
10. The Fire Department Connection should be made on the west side of the proposed Kroger. The existing six-inch water main located between at State Street, from the property line north to the Fire Department Connection, should be replaced and upgraded to an 8-inch line. The Township will pay the difference to upgrade this section of water main to a 12 inch line.
11. Revised elevations of the Kroger shall be submitted, reviewed and approved by Township Staff. The revisions shall include color of material as well as reflect some change in surface so that the surface of the wall will be effectively broken down every fifty feet. The revised elevations shall include the rear or west side of the building.
12. The applicant's engineer shall provide information to the Saginaw County Road Commission assurances as to the function of the existing traffic signal/intersection at State Street and Hemmeter Road; and as to the need of a deceleration lane.
13. A sign permit application with detailed drawings of the sign will need to be reviewed and approved by the Community Development Department prior to any changes or the installation of any new signage.
14. A final landscaping plan shall be submitted, reviewed and approved. Care should be taken to include a broader variety of tree, shrub and plant species

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along with the addition of landscaping in the island adjacent to the proposed drive-thru. All landscaping shall be irrigated.

15. The improvements detailed in this submitted plan are required for the development of the proposed Rite Aid Pharmacy (S-2006-33 and SUP-2006-02).

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Motion by Mr. Majask, supported by Emmenecker, to recommend approval of the proposed site plan (S-2006-01) upon the same fifteen (15) conditions listed in the special use permit (SUP-2007-08).

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

- B. S-2007-27** – Mr. Kemerer of Saginaw, Michigan is requesting site plan approval to construct fifteen (15) mini-storage warehouses along with associated site improvements.

Ms. Smith stated the proposed project includes the construction of fifteen (15) structures, each totaling between 4,800 and 9,600 square feet, arranged perpendicular to Gratiot Road. There is one proposed entry drive off of Gratiot Road/M-46. The site plan shows the development at full build-out. The owner wishes to proceed in phases to construct the buildings and associated pavement as demand increases.

No outdoor storage is shown on the site plan and is not permitted. This should be included as an additional condition in the report.

Whereas the proposed mini-warehouse storage facility is a use allowed with a B-3, Community Commercial District with special conditions and the project complies with the general development standards of the Township, staff recommends approval of the S-2007-27 with the conditions listed in the report, with the inclusion of the condition regarding the prohibition of outdoor storage.

Jon Ledy of Apex Engineering on behalf of Mr. Kemerer was present to answer any questions. Mr. Ledy was concerned with the Fire Department's comment regarding a 12 inch water main to be looped around the development, as they were originally informed, with hydrants not to exceed 350 feet apart (an additional four (4) hydrants). Mr. Grose stated this is a life safety issue and the Planning Commission would not over rule the Fire Department's requirements and this issue needs to be worked out with the Fire Department directly.

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Mr. Ledy's second concern is regarding the front yard setback from Gratiot Road. The Township Zoning Ordinance requires 105 feet from the centerline of the road for the ROW (right-of-way).

Mr. Kemerer was concerned with the sidewalk requirement along Gratiot Road. Mr. Brucker stated Mr. Kemerer should consult with the Pedestrian Committee and ask for a possible deferment. The Planning Commission cannot grant a sidewalk deferment.

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. Anderson, to recommend approval of the proposed site plan (S-2007-27) upon the fourteen (14) conditions listed below including prohibiting outdoor storage.

1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services, prior to issuing a building permit.
2. Issuance of a drive way permit from the Michigan Department of Transportation.
3. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to a building permit being issued.
4. The revised final site plan shall clearly note:
 - a. Any and all trees proposed to remain on site.
 - b. The first phase of the project.
 - c. The way in which the remainder of the site not associated with the first phase will be graded and planted and maintained.
5. Revision of the plan, specifically the location of the buildings and circulation drive to comply with the required setbacks.
6. Elevations and details regarding the building materials, including color, area required and shall be reviewed and approved by the Township. The design guidelines require a change in surface, a recess, additional banding, and/or additional landscaping in order to off set large blank walls such as this. The building elevations visible from the street need to be treated/addressed with brick

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or architectural stone. Additionally the applicant and his architect can work with the Township to develop a façade that meets the design guidelines.

7. Addition of a five foot raised landscaping area adjacent to each of the proposed buildings. These islands shall be landscaped in such a way as to break down the scale and potential monotony of the buildings.
8. At least two dumpsters should be provided at the final build out, and at least one with the first phase. The locations of the dumpsters need to be indicated on the final site plan along with a complete detail of the dumpster enclosure.
9. Sidewalks are required to be installed along Gratiot Road.
10. The final site plan needs to indicate the location of the sign. The sign must remain outside of the road right-of-way and a sign permit must also be obtained prior to installation.
11. The gate must be located outside of the road right-of-way, specifically approved by the Township and if it is to be locked, keyed or other entry must be coordinated with and provided to the Fire Department.
12. If any parking lot lights are to be installed they need to be detailed on the final site plan. Building lighting needs to be detailed as well in terms of mounting height, type of fixtures, etc. or building mounted lights are to be installed; they need to be indicated on the final site plan.
13. The final landscaping plan must be reviewed and approved by the Community Development Department prior to a building permit being issued. This final landscaping plan needs to include the dimensions and calculations for the proposed landscaping, along with a table showing what type of plantings will be incorporated into the final site plan.
 - A. The 1,620 square feet of landscaping area is required to be evenly dispersed throughout and around the site.
 - B. A total of thirty-eight (38) trees are required to be installed along Gratiot, IF the trees to the west are to remain.
14. All outdoor storage shall be prohibited.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

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- C. TPP-2007-01** – S-S Development and Management of Freeland, Michigan is requesting tentative preliminary plat approval to subdivide an 18.33 acre parcel of land into fifty-six (56) single family residential lots to be known as Lawndale Farms #5.

Ms. Smith stated each plat is required to follow the same three (3) steps for review and approval:

1. Tentative preliminary plat submitted for tentative approval.
2. Final preliminary plat submitted for final approval.
3. Final plat submitted for final approval.

In reviewing the tentative preliminary plat, the primary focus is to review and approve the lot sizes, lot orientation, and street layout and the application of all current plat regulations so that the developer and engineer(s) can prepare and submit a preliminary plat plan for final approval.

The proposed lots meet the minimum width, depth and square footage requirements of the ordinance. Lots within this phase range in size from .24 of an acre to .38 of an acre. Corner lots are designed larger given the setback requirements. The building area width on most lots is 60-feet in width with some corner lots being as wide as 90-feet in width.

The roads proposed as part of this plat will be dedicated public streets constructed to comply with the requirements of the Saginaw County Road Commission. The roads will be designed with curb and an underground storm sewer system.

Whereas the tentative preliminary plat meets the Township's requirements in terms of lot size, lot orientation and street layout, staff recommends approval of the tentative preliminary plat.

Eric Spitler of Wilcox Professional Services, on behalf of S-S Development and Management, was present to answer any questions. Mr. Spitler informed the Planning Commission that the Department of Environmental Quality has already permitted the water and sewer extensions and to note that the stub street to the North (Snowbell) is shown in the future phase.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed tentative preliminary plat.

There being no comments, Mr. Brucker closed the public hearing portion of this proposed tentative preliminary plat.

Discussion followed among the Planning Commission members.

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Motion by Mr. Nelson, supported by Mr. Emmenecker, to recommend approval of the proposed tentative preliminary plat (TPP-2007-01) to the Township Board.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

Receive and File All Correspondence:

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

Other New Business:

- A. S-2007-25 – Clearwire US LLC of Grand Rapids, Michigan has received administrative site plan approval for the co-location of a communications antenna on the existing 152-foot monopole tower located at 3320 Bay Road. (12-4-11-3021-000)
- B. S-2007-26 – Clearwire US LLC of Grand Rapids, Michigan has received administrative site plan approval for the addition of three (3) microwave antennas on a 150-foot monopole communications tower and one additional equipment cabinet located at 1025 S. Center Road (12-4-33-2006-000)
- C. S-2007-28 – Clearwire US LLC of Grand Rapids, Michigan has received administrative site plan approval for the co-location of a wireless antenna on an existing monopole tower located at 4570 Lawndale Road. (12-4-05-2019-000)
- D. S-2007-29 – Clearwire US LLC of Grand Rapids, Michigan has received administrative site plan approval for the installation of three (3) panel antennas with microwave dishes on a mounting rack which will be positioned at a height of approximately 92 feet on the existing tower. An equipment cabinet measuring 3' x 6' will be installed near the base of the tower located at 5645 State Street. (12-4-20-2018-000)

Old Business:

Adjournment:

Motion by Ms. Seaver, supported by Mr. Nelson, to adjourn the meeting at 7:36 p.m.

VOTE: 7 YEAS 0 NAYS 0 ABSENT MOTION CARRIED