

SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
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Drive-in businesses, including banks and drive-in facilities related to restaurants or financial institutions, are permitted as a Special Land Use in a B-4, General Commercial district. Drive-in businesses must comply with the standards listed in Section 2204, General Standards of Special Land Use Permits and Section 2216, Drive-Thru Establishments, of the Zoning Ordinance.

Whereas the proposed building is permitted by right in B-4, Community Commercial Business district and the general development standards of the Township and whereas the provision of a drive-thru facility requires a special land use permit, and complies with the specific standards contained in Chapter 22 and Section 2216; staff recommends approval of Special Use Permit SUP-2007-05 and of Site Plan S-2007-11, with the nine (9) conditions contained in the report.

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

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

Discussion followed among the Planning Commission members.

Motion by Mr. Emmenecker, supported by Mr. Anderson, to recommend approval of the proposed special use permit (SUP-2007-05) upon the nine (9) 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 will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
3. The following items need to be indicated on the final site plan and are required to be installed:
 - a) A seven-inch (7") curb or installation of bollards shall be provided between the drive-thru and the building.
 - b) A change in surface at the 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.
 - c) Installation of above ground directional signage.

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- d) Any mechanical equipment, including generators, is required to be screened with landscaping and material consistent with the building.
- e) Landscaping, in terms of quantities and area, consistent with the requirements of the zoning ordinance shall be provided and noted on the final site plan.
- 4. Lights shall not exceed 25-feet in height. A photometric plan and lighting details are required.
- 5. Colored elevations and a detailed description of the materials are required.
- 6. A mutual access easement agreement is required between the property and the Township for future shared access to the east.
- 7. An irrigation system shall be installed.
- 8. A sign permit application with detailed drawings of any sign(s) will need to be reviewed and approved by the Community Development Department prior to any changes or the installation of any new signage.
- 9. Dumpsters are required to be enclosed with materials that are complimentary in terms of materials and color to the building itself. A detail of the enclosure(s) and the materials proposed is required.

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

Motion by Mr. Emmenecker, supported by Mr. Nelson to recommend approval of the proposed site plan (S-2007-011) upon the same conditions listed in the special use permit (SUP-2007-05).

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

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Receive and File All Correspondence:

- A. A copy of the February 2007 Planning & Zoning News publication.
- B. A copy of the Saginaw Charter Township Sign Board of Appeals minutes from March 14, 2007.

Other New Business:

Old Business:

Adjournment:

Motion by Mr. Nelson, supported by Mr. Anderson, to adjourn the meeting at 7:08 p.m.

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