

Draft

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
AUGUST 19, 2009**

Members Present

A. Seaver
E. Majask
J. Anderson
P. Brucker

Members Absent

B. Nelson
R. McGraw
C. Nolan

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. Majask, to approve the minutes of August 5, 2009.

VOTE: 4 YEAS 0 NAYS 3 ABSENT MOTION CARRIED
Nelson
McGraw
Nolan

New Business: None

Receive and File All Correspondence:

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

Other New Business:

- A. Staff has identified three (3) distinct areas of the Township that are zoned for single family residential use and have lots that are typically 70 feet in width or less. The three areas are proposed to be:
- The Sandhill neighborhood, north of Michigan, just east of Center, south of the railroad and west of the City of Saginaw
 - Area located north of State Street, west of Hemmeter and east of the City of Saginaw (State Street residential area)
 - Area west of Plainfield School, east of I-675, south of Shattuck Road

SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
AUGUST 19, 2009
PAGE 2

Staff has prepared a draft ordinance of an overlay for the Sandhill neighborhood

Sandhill Neighborhood

A. Purpose and Applicability

The Sandhill Neighborhood Residential Overlay District is intended to help preserve and enhance the unique character of the Township's south side residential neighborhood and to enhance property values within this district. This district contains a mix of smaller homes located close to the road, many with front porches at or near the front property line. It is intended to encourage new construction and additions or other alterations to existing single family dwellings that reflect these distinct physical characteristics and area compatible with the bulk, scale and siting of existing development within the district. As such, several incentives are offered as a means of encouraging high quality design that is consistent with the district's historic character.

The Sandhill Neighborhood Overlay District requirements and/or bonus provisions apply in addition to the underlying zoning district regulations. Where these requirements conflict with the underlying district regulations or other provisions of this ordinance, the requirements of this ordinance shall be controlling.

B. Criteria for the Sandhill Neighborhood Overlay

- 1) The site of a proposed new development shall be equal to or greater than the average lot size and frontage of sixty (60) percent of the lots within a 300 foot radius of the property lines of the proposed site. If the intersection of the nearest street is nearer than the 300 foot radius to the proposed site, the street intersection shall be used as the boundary for determining the average lot size and frontage of neighboring lots. However, in no instance shall the proposed lot include less than 50 feet of frontage and 5,000 square feet of area. This formula shall be applicable to the proposed building lot and any lot created from remaining land in the case of a land division/enhancement.
- 2) Each lot will have access and utility service comparable to that serving nearby properties.
- 3) No traffic congestion, health or safety limitations would be created by the developments.
- 4) Unenclosed front porch incentive provision. In an effort to encourage the construction of front porches in the Sandhill Neighborhood, unenclosed, roofed front porches shall be permitted on dwellings regardless of setback or existing building line, when no wider than eight feet in depth.
- 5) Permitted extension of nonconforming side or rear walls. To better allow for additions to existing single family dwellings in the Sandhill Neighborhood Overlay District, nonconforming side or rear walls that do not meet required side or rear yard setback requirements may be extended without a variance, provided that 1) the encroachment does not extend beyond the existing building line into the respective yard (i.e. the degree of nonconformity is not increased) and 2) no other new nonconformities are created or increased.

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION
SAGINAW CHARTER TOWNSHIP HALL
AUGUST 19, 2009
PAGE 3**

- 6) Front loading garages. Any attached front loading garage shall be setback to a distance necessary to provide for a minimum of one vehicle to be parked in the drive leading to the garage. Carports shall meet the same requirement as a front loading garage.
- 7) Detached Accessory Structures. In an effort to provide for storage similar to what is found in other areas of the Township, residents within the Sandhill Neighborhood Overlay District shall follow the provisions for detached accessory structures within Section 305.C. with the following exceptions:
 - a. Setbacks – structures up to 720 square feet or less may be permitted within three feet of the rear property line and three feet of the side property line. Structures up to 144 square feet or less may be located two feet from the property line. Properties that are greater than 10,400 square feet are subject to all the provisions of Section 305.C.

C. Fires and Natural Disasters.

In cases of fire or natural disaster, a single family residential structure within the Sandhill Neighborhood Residential Infill Overlay District that was destroyed may be rebuilt upon the same lot in accordance with this ordinance, provided that the structure is occupied within two years of such damage or destruction.

D. Sunset Clause

This ordinance shall expire three (3) years from the date of adoption. At that time, the Planning Commission shall study the impacts of the ordinance to determine whether the ordinance should be readopted.

During the course of the next month or two, staff will prepare and review additional draft ordinances for the two other identified areas.

After some discussion, the Planning Commissioners approved the draft ordinance and instructed staff to get input from the Sandhill neighborhood residents.

Old Business:

Adjournment:

Motion by Ms. Seaver, supported by Mr. Anderson, to adjourn the meeting at 7:27 p.m.

VOTE:	4 YEAS	0 NAYS	3 ABSENT	MOTION CARRIED
			Nelson McGraw Nolan	