

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
JUNE 3, 2009**

Members Present

A. Seaver  
R. McGraw  
J. Anderson  
P. Brucker  
E. Majask  
C. Nolan  
B. Nelson

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. Nelson, to approve the minutes of May 20, 2009.

**VOTE:                    7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED**

**New Business:**

- A.     **S-09-12** – Richard Keith of Freeland, Michigan on behalf of LPC, LLC of Saginaw, Michigan is requesting site plan approval to construct a building approximately 35,000 square feet in size along with associated parking and site improvements at 2717 Schust Road.

Ms. Smith stated the proposed project includes site improvements to the existing office complex as well as construction of a new, approximately 32,750 square foot office building. The site is located on the southwest corner of Fashion Square Boulevard and Schust Road. The current zoning of the site is B-3, Community Commercial.

In 2001, Morley Companies applied for and received a variance for parking standards and design standards until such time as expansion occurs. The work that has taken place at this location has been internal and limited in terms of scope to mostly minor interior renovations or cosmetic changes. This proposed building construction is consistent with earlier conversations with the business owners.

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Whereas the proposed addition to the building and the added parking islands meet with the dimensional requirements of the zoning ordinance and general development standards of the Township, staff is requesting site plan approval for S-09-12 with the nine (9) conditions listed in the report.

Mr. Rick Keith, Wolgast Corporation, was present to answer any questions. He presented an overview of the proposed new building and stated the applicant proposed to utilize the new building as a call center, training center for vehicles, and to have a couple of multi-purpose rooms located near the front of the building. Mr. Keith stated he had no problems and will comply with the nine (9) conditions listed in staff's 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 upon the following nine (9) conditions listed below:

1. Approval of the final site plan by the Community Development Department, Fire Department, Building Department, Department of Public Services.
2. The Storm Water Management Plan shall be reviewed and approved by the Township Engineer and filed with the Community Development Department prior to issuing a building permit.
3. Pedestrian access shall be noted on the plan at driveway crossings through stamped and dyed concrete or other approved materials.
4. A revised landscaping plan, including installation of the required number and type of street trees, is required to be submitted and approved as part of the final approval. Staff, the applicant and the architect shall coordinate the final landscaping plan so as to meet the intent and purpose of the ordinance.
5. Architectural and construction plans must be submitted, reviewed and approved prior to the issuance of a building permit.
6. The setback along Fashion Square Boulevard shall be adjusted to come into compliance with ordinance requirements.

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7. The applicant has indicated that a variance may be sought to encroach within the required setback along Fashion Square Boulevard to retain as much additional parking as necessary especially at this "front door" location. If so desired, the variance application shall be filed prior to construction permits being issued for the building related to this approval.
8. All parking areas are required to be constructed with curb and gutter, including existing parking areas.
9. Details regarding the location, quantity, type and height of lighting fixtures are required to be detailed and approved by the Township as part of the final site plan.

**VOTE:                    7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED**

**Receive and File All Correspondence:**

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

**Other New Business:**

**Old Business:**

**Adjournment:**

Motion by Mr. McGraw, supported by Ms. Seaver, to adjourn the meeting at 7:11 p.m.

**VOTE:                    7 YEAS            0 NAYS            0 ABSENT            MOTION CARRIED**