

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
SEPTEMBER 16, 2009**

Members Present

A. Seaver  
C. Nolan  
J. Anderson  
P. Brucker  
R. McGraw

Members Absent

E. Majask  
B. Nelson

Others Present

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 Ms. Seaver, to approve the minutes of August 19, 2009.

<b>VOTE:</b>	<b>5 YEAS</b>	<b>0 NAYS</b>	<b>2 ABSENT</b> Majask Nelson	<b>MOTION CARRIES</b>
--------------	---------------	---------------	-------------------------------------	-----------------------

**New Business:**

- A. **S-09-14 and SUP-09-04** – Communications Family Credit Union of Saginaw, Michigan is requesting a special use permit and site plan approval to construct a new financial institution totaling approximately 4,400 – 5,000 square feet with an attached four-lane drive through and associated site improvements to be located at the southeast corner of State and Midland Road, at an address commonly known as 6565 State Street. (12-4-19-2001-000)

Ms. Smith stated the applicant is proposing to construct a 4,775 square foot building located at the southeast corner of State and Midland Roads. The property in question is the property formerly occupied by the House of Oak/Parker House and additional property purchased from the parcel to the east. The credit union will include four (4) drive-thru lanes. The site is located on the south side of State Street and will be served by one (1) entrance from State Street with a right only restriction. A second entrance is proposed on Midland Road and this entrance is full access. There is a shared internal drive between the proposed credit union and the property to the east. Michigan Department of Transportation has preliminarily approved the driveway locations.

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION**  
**SAGINAW CHARTER TOWNSHIP HALL**  
**SEPTEMBER 16, 2009**  
**PAGE 2**

Whereas the proposed credit union with the four drive-up service lanes is a use permitted with a special use permit within the B-3, Community Commercial zoning district and the project complies with the general development standards of the Township, staff recommends approval of the special use permit SUP-09-04 and approval of site plan S-09-14 with the conditions listed in staff's report.

Mr. Brucker inquired about an easement on the south side of the property. Mr. Nolan inquired if staff could consult with MDOT to help prevent the southeast corner of State and Midland Roads from being damaged from large trucks cutting the corner.

Mr. Keith Kosik, representative for TSSF Architects, was present to answer any questions. Mr. Kosik stated TSSF Architects is agreement with all conditions listed in staff's report and gave colored renderings of the proposed credit union to the Planning Commission members.

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.

Motion by Mr. Nolan, supported by Ms. Seaver, to recommend approval of the proposed special use permit (SUP-09-04) upon the following eight (8) conditions listed below:

1. Approval of the final site plan by the Community Development Department, Fire Department, Building Department and Department of Public Services prior to issuing a building permit.
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. A sign permit application with detailed drawings and a color rendering of the sign will need to be reviewed and approved by the Community Development Department prior to the installation of the sign.
4. A Mutual Access Ingress/Egress Easement Agreement providing for shared use of the future rear access drive(s). The agreement shall be recorded on the title records of each affected property and shall be binding to future owners.
5. The final site plan shall include the following:
  - a) Detailed elevations of the proposed building, an elevation or typical detail of the dumpster and the mechanical screening area including materials to be used and color.
  - b) Verify installation of seven inch (7") curb or bollards along the drive thru lanes and directional signage.

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION**  
**SAGINAW CHARTER TOWNSHIP HALL**  
**SEPTEMBER 16, 2009**  
**PAGE 3**

- c) An irrigation system is required to be installed in order to maintain the landscaping.
  - d) All exterior on-site utility services and equipment shall be installed and maintained underground. The utility companies should plan the most appropriate and unobtrusive location for utility boxes and other necessary utility installations. An architectural screen similar to the building should screen all utility installations, if they cannot be installed underground. If this is not possible, the utility installation shall be mitigated through extra dense landscaping. All utilities need to be indicated on the final site plan.
- 6. A change in surface shall be noted/installed at each point where the sidewalk crosses the drives. In addition, a sidewalk connecting the public sidewalk along State Street to the building shall be installed and shall be five feet in width.
  - 7. Issuance of permits for drives from the Michigan Department of Transportation.
  - 8. An elevation of the dumpster enclosure is required and it should be designed to be compatible with the architectural character of the bank and surrounding area.

**VOTE:                    5 YEAS            0 NAYS            2 ABSENT            MOTION CARRIED**  
Majask  
Nelson

Motion by Mr. Nolan, supported by Mr. Anderson, to recommend approval of the proposed site plan (S-09-14) upon the same conditions listed in the proposed special use permit SUP-09-04.

**VOTE:                    5 YEAS            0 NAYS            2 ABSENT            MOTION CARRIED**  
Majask  
Nelson

- B. **S-09-19 and SUP-09-05** – Amalgamated Credit Union of Saginaw, Michigan is requesting a special use permit and site plan approval to construct a 180 square foot addition and three drive-through lanes at their existing financial institution located at 4686 Fashion Square Boulevard. (12-4-02-2004-020)

Ms. Smith stated the applicant is proposing to construct an addition on the east side of the existing building. A three lane drive-thru facility will also be constructed on the east side of the building. The addition requires parking and circulation to be adjusted as well and to extend the building and development into the property owned by the credit union to the east, fronting on Wenmar Drive. The existing parcel is 22,750 square feet in size. The expansion will include development of the neighboring parcel to the east, which is 31,500 square feet in size. There is an existing drive on Fashion Square Boulevard and a new, proposed drive on Wenmar Drive.

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION**  
**SAGINAW CHARTER TOWNSHIP HALL**  
**SEPTEMBER 16, 2009**  
**PAGE 4**

Whereas the proposed financial use is 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-09-19 and SUP-09-05 with the conditions listed in staff's report.

Mr. Greg Turner, representative for Pumford Construction, on behalf of Amalgamated Credit Union, was present to answer any questions.

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.

Motion by Mr. Nolan, supported by Ms. Seaver, to recommend approval of the proposed special use plan (SUP-09-05) upon the following five (5) 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. The Township Engineer has approved the storm water Request for Exemption.
2. A landscaping plan reviewed and approved by Community Development, with attention to the areas around the Cardinal Square elements.
3. The point at which the sidewalk crosses the drive shall be noted through stamped and dyed concrete or bituminous.
4. Submit details regarding lighting for review and approval.
5. No sign location is shown or proposed on the site plan. All signs must meet the current sign ordinance. No sign permit is implied or granted with this site plan review.

<b>VOTE:</b>	<b>5 YEAS</b>	<b>0 NAYS</b>	<b>2 ABSENT</b>	<b>MOTION CARRIED</b>
			Majask Nelson	

Motion by Mr. Nolan, supported by Mr. Anderson, to recommend approval of the proposed site plan (S-09-19) upon the same conditions listed in the proposed special use permit SUP-09-05.

<b>VOTE:</b>	<b>5 YEAS</b>	<b>0 NAYS</b>	<b>2 ABSENT</b>	<b>MOTION CARRIED</b>
			Majask Nelson	

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION**  
**SAGINAW CHARTER TOWNSHIP HALL**  
**SEPTEMBER 16, 2009**  
**PAGE 5**

- C. **Z-09-05** – S – S Development of Freeland, Michigan is requesting to rezone one parcel of land from B-1, Office Business Commercial to R-3, Low Rise – High Density Residential located at 6700 Weiss. (12-4-18-2029-002)

Ms. Smith stated the property is located on the corner of Churchhill and Weiss Roads. It is located approximately 875 feet northeast of Midland Road. The applicant is requesting that the property be rezoned from B-1, Office Business Commercial to R-3, Low Rise – High Density residential. This request is consistent with the Township’s adopted comprehensive development plan. This area is shown on the Township’s adopted Future Land Use Map as medium density residential, which is consistent with the entire stretch of development on Churchhill. There had been previous discussions with the Township Planning Commission regarding the future land use in this area. Though originally proposed as office commercial in terms of future land use, the irregular shape of the lot, it’s standing as a corner lot and it’s proximity to residential made its use as commercial undesirable.

Whereas the proposed rezoning from B-1, Office Business Commercial to R-3, Low Rise – High Density Residential is supported by the Future Land Use Map, Comprehensive Development Plan and is consistent with the development within this area, staff recommends approval of rezoning request Z-09-05 to the Township Board.

Mr. Schauman, a representative for S – S Development, was present to answer any questions.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed rezoning.

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

Motion by Mr. Nolan, supported by Mr. Anderson, to recommend approval of the proposed rezoning (Z-09-05) to the Township Board.

<b>VOTE:</b>	<b>5 YEAS</b>	<b>0 NAYS</b>	<b>2 ABSENT</b>	<b>MOTION CARRIED</b>
			Majask Nelson	

**Receive and File All Correspondence:**

- A. Copy of correspondence sent to Carmike Cinemas and GKC Theaters, Inc.

**Other New Business:**

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
SEPTEMBER 16, 2009  
PAGE 6**

**Old Business:**

**Adjournment:**

Motion by Mr. McGraw, supported by Ms. Seaver, to adjourn the meeting at 7:32 p.m.

<b>VOTE:</b>	<b>5 YEAS</b>	<b>0 NAYS</b>	<b>2 ABSENT</b> Majask Nelson	<b>MOTION CARRIED</b>
--------------	---------------	---------------	-------------------------------------	-----------------------