

**City of Saginaw**  
**Planning Commission**  
**2018 Annual Report**

Membership:

The City Planning Commission is made up of nine members. The current membership is as follows:

<u>Name</u>	<u>Term Expires</u>	
James Nightingale	12/31/2021	
Robert Hanley	12/31/2021	
Wasył "Fred" Czerewko	12/31/2019	
James Doane	12/31/2019	
Jack Nash (ZBA Member)	12/31/2019	
Clint Bryant (Council Member)	11/2019	Ex-Officio
Yolanda Jones (Administration)	Indefinite	Ex-Officio
Tim Morales (City Manager)	City Manager Term	

Meetings:

The Planning Commission met seven times during 2018. This exceeds the requirements of the Michigan Planning Enabling Act.

Master Plan Review:

Staff has been involved in different planning aspects in 2018 that will contribute to the update of the Master Plan. These activities include adopting a form-based zoning ordinance and an economic development strategy. These elements also allowed the City of Saginaw to complete the Redevelopment Ready Community Certification through MEDC.

Staff began a preliminary review of the Master Plan in 2018 however, funding for a consultant to update the Master Plan was reallocated to fund a different need. The review and update was postponed until funding is made available in 2019.

Beginning in July 2019, the Planning Commission will work on reviewing, and amending the plan. The Commission will determine what the next goals to accomplish will be and will work toward completing more of the goals listed in the current plan.

Zoning Ordinance Amendments:

The form based zoning code was a large undertaking by the Planning Commission in 2017 and 2018. The entire code for the Riverfront Mixed Use District was rewritten to develop a uniform code for building designs, setbacks, build-to lines, location of parking

and other development standards. The development of the form based code entailed several meetings with the public, a meeting with architects and developers, several meetings with the consultant and the Planning Commission and a public hearing. The form based code was introduced to Council and approved in August of 2018.

#### Development Reviews:

During February, 2018, the Planning Commission held a public hearing related to a new project to build a new county jail on Harrison Street. The site plan for the new jail was approved. The Commissioners turned in their rankings for the Capital Improvement Plan.

In May, a site plan was approved for a medical clinic in an RO-1, Restricted Office Zoning District, after a public hearing.

The June meeting included two approvals of site plans, one for a recycling/junkyard facility at 1206 N 1<sup>st</sup> Street and one for a convenience store at 2026 S. Washington.

A site plan for a vascular health clinic at 1514 N Michigan was turned down by the Planning Commission at the August meeting because the plan did not meet the requirements of the new form based code for the Riverfront Mixed Use District.

At the September meeting the site plan that was turned down in August was revised and approved by the Planning Commission after a public hearing.

In November, a site plan for an expansion to Solutions for Automation located at 2124 S. Michigan was approved. The plan included a 6,000 square foot addition and parking lot improvements. The parking on the plan did not following the zoning code regulations so the commission approved it based on the condition that all necessary changes to comply are met.

A1 Mobile Storage Leasing came before the planning commission in December for approval to installation a fence at 2104 East Holland. The Master Plan shows the corridor of Holland and Remington as a green corridor with large landscaped areas. Because of this, the planning commission required A1 Mobile Storage Leasing to have a setback of 15' from the front property line. The company was also required to submit a landscape plan for the 15' to include trees and shrubs. The company complied and was approved.

#### Variances:

The Board of Appeals on Zoning held seven in 2018 and granted a variety of variances. The variances included a day care center in an R-1 District at 1202 Sheridan, a convenience store in an R-2 District at 2026 S Washington, and a counseling service office in an R-2 district at 318 N 3<sup>rd</sup>. Other variances include several for day care

centers in B-2 districts, for an addition to a correctional facility within a setback area and for an antique shop in an RO-1 district. There was one variance denied for an agricultural building in an R-1 district.

Zoning Map:

There were no changes to the zoning map in 2018.

Training:

There was no training for Planning Commissioners this year. Three Historic District Commissioners were sent to training on a variety of topics in 2018.

Joint Meetings:

There were no joint meetings in 2018.