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property owners. After considering several alternative designs, the group felt that the additional parking needed for the new fields should be installed within the existing wooded area. The purpose of installing the new parking spaces within the wooded area is to provide an adequate buffer area to the residential properties lying to the west. Our goal is to preserve as many of the trees as possible.

Whereas the proposed expansion to the Saginaw Township Soccer Association is a permitted use within the R-1A, Low Density Residential – Transitional zoning district and the project complies with the general development standards of the Township, staff recommends approval of S-2007-10 with the conditions contained in the report.

Mr. Brent Barringer of Wilcox Professional Services was present to answer any questions. Mr. Barringer proceeded with explaining the proposed expansion of the existing soccer fields on McCarty Road. The proposed expansion includes six new soccer fields (to be used for games/practices), a continuation of the walking path around the perimeter of the proposed soccer fields, a new green-type parking lot to facilitate drainage, new signage at the entrance to the soccer fields on McCarty Road, enhancement to the existing drive exit lane, and a new pavilion/multi-use building to be located near the proposed new six soccer fields.

Mr. Brucker inquired if they would have irrigation installed for these new fields. Mr. Barringer said yes plus they have an existing maintenance agreement with the Township that would include these new proposed soccer fields.

Clayton Nolan inquired about the fence. Mr. Barringer stated a black chain link fence will be installed around the perimeter of the proposed soccer fields.

Mr. Brucker inquired if the Soccer Association was okay with the eleven (11) conditions and Mr. Barringer stated they had no problem with the eleven (11) conditions.

Ms. Smith stated she had walked the entire 19 acres of trees with a forester and they discussed the condition of the trees and where they would plant the new trees obtained through a grant.

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

1. Mr. Rod Horvath of 3830 Deibel stated he likes the tree replacement idea but is concerned with security due to the close proximity of the proposed new parking lot. He is also happy with the fence and gate of the proposed new parking area. He has some concerns regarding carpenter ants and standing water.
2. Mr. Tom Johnson of 3760 Deibel stated five or six homeowners (including himself) had a list of concerns and wanted some clarification on the following:
 - Construction of the proposed fence

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- Glare from the car headlights
 - Security
 - Width of the gate
 - The dimensions and construction material of the raised walking path
 - Storm water detention
 - Trees
3. Mr. Brent Maze of 3776 Deibel inquired about the materials to be used for the proposed fence and the location of the proposed walking path.
 4. Mr. Jeff White of Deibel inquired about the plans for the 10 foot strip of trees between the existing houses and the proposed soccer fields.

There being no further 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. Nelson, to recommend approval of the proposed site plan (S-2007-10) upon the eleven (11) 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. The Storm Water Management Plan must be reviewed and approved by the Township Engineer prior to construction of the new fields.
3. Development of a final landscaping plan detailing the type of trees and shrubs in such a quantity as required by the Zoning Ordinance. This shall include a note that details the trees preserved both within the proposed parking area and around the perimeter of the site. It shall note any trees planted this spring through a cooperative project between the Township and the Association.
4. The fence between the parking area shall be a six (6') foot tall vinyl privacy fence specifically approved by the Department of Community Development. Fencing around the remainder of the property shall be coordinated by the Soccer Association with the adjacent residential properties due to the unique concerns, existing trees and less intensive use associated with the fields themselves and the increased distance between the property lines and the proposed activities.
5. Prior to installing any on-site lighting, a lighting plan will need to be reviewed and approved by the Township Engineer. On-site lighting shall not exceed fifteen-feet (15') in height and the lighting plan will need to show the layout and illumination output.

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Whereas the proposed bank with the drive-up service lanes is a use permitted with a Special Use Permit within the B-1, Office Business Commercial Zoning District and the project complies with the general development standards of the Township, staff recommends approval of the Special Use Permit SUP-2007-07 and approval of site plan S-2007-02 with the conditions contained in the report.

Mr. Robert Case of TSSF Architects was present to answer any questions.

Mr. Brucker inquired about the credit union's plans for phase 2. Mr. Case stated United Financial Credit Union proposes to build a 10,000 sq. ft. two (2) story building to be located where the existing temporary parking lot is proposed to be located during phase 1. The proposed parking lot is designed to accommodate the future two story building.

Mr. Nelson inquired about the location of the service drive. Ms. Smith stated it would be located on the south property line and would have a future connection to Golf Street.

Mr. Case stated United Financial Credit Union would continue with uninterrupted service to their customers through out the construction process. TSSF Architects on behalf of United Financial Credit Union are working closely with Saginaw Township and MDOT in regards to proposed curb-cuts on State Street / M-58 following the M-58 Access Management guidelines.

Mr. Brucker inquired if United Financial Credit Union would comply with the conditions listed in staff's report. Mr. Case stated they had no problems with the eleven (11) conditions.

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

1. Mr. Dave Brzezinski of 1900 Sullivan requested clarification on the mutual access agreement.
2. Mrs. Brzezinski of 1900 Sullivan expressed concern regarding the number of vacant buildings in the Township and that those vacant properties should be put to use first before this site.
3. Mr. Jim Carrigan of 4715 State requested clarification regarding the proposed service drives.
4. Mr. Vic Marvin of 4595 State expressed frustration about not being able to sell retail in a B-1 zoning district.
5. Mr. Jim Vieau of 1941 Golf requested clarification regarding the location of the new proposed credit union.

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

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Discussion followed among the Planning Commission members.

Motion by Mr. Nelson supported by Mr. Anderson, to recommend approval of the proposed special use permit (SUP-2007-07) upon the eleven (11) 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. A revised landscaping plan noting the type revised/required quantities of plant materials, and the revised location of the street trees.
6. The final site plan shall include the following:
 - a) Detailed elevations of the proposed building.
 - b) Verify installation of seven inch (7") curb or bollards along the drive thru lanes.
 - c) An irrigation system is required to be installed in order to maintain the landscaping.
 - d) Low-level landscape shrubbery needs to be incorporated into the site around the bank and in the landscape islands.
 - e) Indicate the location of a dumpster if needed. If no dumpster is needed or desired at this time, this approval shall be considered a condition that any future dumpster location shall be approved by the Department of Community Development and along with the dumpster enclosure, which shall be consistent in terms of materials and colors with the principal structure.

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- f) Lighting of not more than fifteen (15') feet in height when located adjacent to the rear property line. All other light poles are approved as shown on the submitted plan are permitted at twenty (20') feet.
7. The Township has recently adopted a General Design Guideline Ordinance that is to enhance and protect Saginaw Charter Township's quality of life and community image as well as protects and promotes the Township's long-term economic vitality through quality design and architecture. The site plan for the bank and drive-up service lanes canopy shall be modified to comply with the following General Design Guidelines:
- a) Color renderings and elevations of the bank need to be submitted along with the design/construction criteria for the drive-thru canopy.
 - b) All of the support poles for the canopy over the drive-up service lanes need to be covered with brick or other approved masonry prefabricated column-covering material consistent with the building itself.
 - c) The canopy over the drive-up service lanes measures 30-feet wide and 28-feet long. The dimension of the canopy needs to be indicated on the final site plan. It needs to be designed to match the color and complexity of the bank.
 - 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.
8. 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.
9. The proposed temporary employee parking lot that will be used for short term parking shall have bumper blocks installed.
10. An eight foot tall vinyl fence is required along the south property line adjacent to the residential properties.
11. The final site plan needs to be revised to include a raised curb at the east exit drive.

