



City Planning Commission
Hoyt Library
505 Janes Avenue
Meeting Minutes
Tuesday, July 28, 2026

I. **Call to Order** – Commissioner LaMarr called the meeting to order at 6:00 p.m.

II. **Roll Call** – Staff McEmber took roll.

Present: John Milne, Carla LaMarr, Yolanda Bland, Floyd Kloc, Tobias Young, Rachel Weidinger, and Brenda Moore

Absent: Jack Nash.

Staff: City Attorney Amy Lusk, Christina McEmber, and Abbey Alverson

III. **Approval of Minutes**

Motion by Commissioner Moore, seconded by Commissioner Bland, to approve the meeting minutes for the June 23, 2026, meeting. 7 ayes, 0 nays, 2 absent. Motion approved.

IV. **Approval of Agenda**

Motion by Commissioner Milne, seconded by Commissioner Moore, to approve the agenda. 7 ayes, 0 nays, 2 absent. Motion approved.

Commissioner Charlene Orange entered the meeting at 6:03 pm.

V. **Public Comment** - Chair LaMarr opened the floor for public comment.

- Gregory Willis, 625 Westchester Road, encouraged the Planning Commission to deny the special land use application for a proposed fueling station located at 1313 Cumberland Street.

Chair LaMarr called for public comment two additional times. No further comment was made.

IX. **New Business**

- a. **(J26-2872) Special Land Use – Convenience Store and Vehicle Fueling Station 1313 Cumberland and 2818 E Holland Avenue.** Chair LaMarr opened the public hearing for comment. Randy Hannah, Project Manager representing Yatooma Oil presented on behalf of the property owner, explaining that Yatooma Oil is a family-owned company providing financing and operational assistance for fuel systems to help revitalize the existing business site by adding four fuel pumps.

Public Comment - Chair LaMarr called for additional comment.

- Nick Bauer, Engineer representing Stonefield Engineering & Design, detailed the site plan specifications, noting that the property is zoned L1 Light Industrial, access will be restricted to a single driveway on Cumberland Street per MDOT requirements, 32 parking spaces (2 ADA) and 2 bicycle spaces are provided, and a 6-foot masonry dumpster enclosure will replace the current unscreened setup near the sidewalk, which will require a variance from the Zoning Board of Appeals. A traffic impact study was completed confirming that the addition of the fueling station will not generate a significant increase in traffic. Bauer also states that the store will not be renovated and will operate at the same capacity as it does today.
- Owner, 2440 Phoenix Street, expressed concerns regarding violence and lack of landscaping upkeep on the property at 1313 Cumberland, currently. She also argued that the neighborhood needs positive community investments like parks or grocery stores rather than another gas station or liquor store.
- Sheray Mills, 1210 Genei Court, spoke against the project, pointing out the lack of local grocery stores and parks, and suggesting alternative uses for the lot such as a mini grocery store, family restaurant, or community space instead of placing a gas

- station near already existing fueling stations.
- Gregory Willis, 625 Westchester Road, re-emphasized concerns regarding safety, a lack of community support from the business owner, and issues with bottle returns and loitering.

Chair LaMarr called for additional comment two times. No further comment was made.

Motion by Commissioner Moore, seconded by Commissioner Kloc, to close the public hearing. 8 ayes, 0 nays, 1 absent. Motion approved.

Motion by Commissioner Moore, seconded by Commissioner Young, to approve the proposed site plan and issue a special land use permit for proposed vehicle fueling station at 1313 Cumberland and 2818 E Holland Avenue.

Motion by Commissioner Moore, seconded by Commissioner Young, to go out of regular order to ask the petitioner questions. 8 ayes. 0 nays. 1 absent. Motion approved.

Commissioner Young expressed that this project would cause a bottleneck in the traffic on Cumberland Avenue and also raised concern regarding the blight that's currently on the property.

Commissioner Milne discussed site plan deficiencies, lack of storage space, pointing out that pumps will not be visible from store and questions legality. Mr. Hannah stated that there will be video surveillance to monitor fuel pumps, meeting legal guidelines. Commissioner Milne argued that application is incomplete as it does not include detailed site plan.

Staff McEmber stated site plan was submitted by applicant but was not included in the document provided to the Commission. Staff stated Commission may postpone vote until further review.

Commissioner Bland asked if there will be any improvement to the building on the property currently. Mr. Hannah stated that there will be improvements to the site to comply with Yatooma Oil branding requirements. Mr. Bauer stated that several shrubs, a tree, and landscaping islands will be added to enhance the site's overall appearance. Additionally, it was noted that Yatooma ensures compliance by sending "secret shoppers" to routinely monitor its storefronts.

Commissioner Kloc probed the conditional requirements necessary for approving special land use.

Commissioner Moore questioned the location of the property, petroleum tank placement, and perceived lack of site improvement.

Commissioner Orange asked that the owner of the business at 1313 Cumberland, be present at the next opportunity to review special land use application (J26-2872).

Chair Lamarr called for accountability from the business owner, noting that an unwillingness to address community concerns raises red flags regarding the long-term success of the business.

Commissioner Kloc stated that he believes the Commission has received enough information to vote on the special land use application (J26-2872).

Motion by Commissioner Kloc, seconded by Commissioner Moore, to go back to regular order. 8 ayes, 0 nays, 1 absent. Motion approved.

Commissioner Kloc stated that, in accordance with ordinance requirements, the commission must deny the special land use application because the ordinance provides that such use shall not be granted unless it is necessary for public convenience at that specific location. He further noted that there are already multiple fueling stations in close proximity making it unnecessary.

Commissioner Moore asked Staff if notices were sent to surrounding properties for public hearing. Staff McEmber confirmed notices were sent out and that no communication had been received from the public concerning special land use application (J26-2872) prior to public hearing.

Commissioner Bland inquired whether the Traffic Engineering Department had been contacted regarding potential traffic bottlenecks caused by the project. Staff McEmber explained that because the property is situated along M-46, final review was deferred to the Michigan Department of Transportation (MDOT), which recommended consolidating access to a single entrance and exit on Cumberland Avenue.

Chair LaMarr stated that she agreed with Commissioner Kloc, noting that the project does not provide public convenience. She then opened the floor for additional comments. No further comment was made.

Original motion to approve the site plan and issue of special use permit was considered.

Roll Call Vote:

Floyd Kloc – No

John Milne – No

Charlene Orange – No

Tobias Young – No

Carla Lamarr - No

Yolanda Bland - No

Brenda Moore - No

Rachel Weidinger - No

0 ayes, 8 nays, 1 absent. Motion denied.

- b. Harrison Manor Update (For Informational Purposes)** - Staff McEmber provided an update regarding a proposed senior complex on Benjamin Street. The developer did not receive their MSHDA grant and is re-evaluating site scoring options with Saginaw Future. No commission action was required. Chair Lamarr asked if staff has confirmed that developer has contacted Saginaw Future. Staff could not confirm.

IX. Old Business

- a. Proposed Data Center Zoning Ordinance Discussion** - Chair LaMarr opened the hearing for public comment. City Attorney Lusk explained that city staff were tasked with creating an ordinance pertaining to the siting and operation of data centers within the City of Saginaw. Over several months, City staff conducted extensive research to draft an ordinance tailored to the city's best interests. Attorney Lusk requested that, following the closure of the public hearing, the Planning Commission recommend adoption of the proposed data center ordinance to the City Council.

Chair LaMarr called for additional public comment.

- Jeff Bull, 2634 Graham Place, as a representative of Saginaw CAP, Mr. Bull expressed concern regarding regulations on data center utility usage and the potential environmental and economic costs to the community. He also raised questions regarding the proposed zoning districts where data centers would be permitted as a special land use.
- Sarah Doran, Saginaw Township Resident, spoke about the environmental concerns associated with data centers emphasizing the need to weigh potential benefits against significant negative outcomes.
- Carrie Taylor, 2015 Mershon Street, expressed disapproval of data centers within the City of Saginaw, stating that the city should prioritize the environment by preserving natural resources for community members rather than accommodating data centers.
- Nathan Gaffney, 5983 Weiss Apartment M, expressed concerns regarding the cost of violations in comparison to the substantial amounts of revenue tech companies generate annually. It was also suggested that reporting frequency be increased to more than once a year, conducting sound studies during peak operational hours, and actively monitoring air pollution and other environmental impacts, as well as extending the timeline between public hearings.
- Staff McEmber shared a public comment suggesting that the former GM Malleable Iron plant property would be an optimal site for a data center, noting that its proximity to the

river and existing contamination would likely deter other types of development.

- Sheray Mills, 1210 Genei Court, reiterated the need for local grocery stores, parks, and community spaces.

Chair LaMarr called for public comment two additional times. No further comment was made.

Motion by Commissioner Kloc, seconded by Commissioner Milne, to close the public hearing. 8 ayes, 0 nays, 1 absent. Motion approved.

Motion by Commissioner Moore, seconded by Commissioner Milne, to recommend the adoption of proposed Data Center Ordinance by the City Council.

Commissioner Kloc raised concerns regarding waste disposal, surety bonding, and requirements for returning the site to its previous use. Attorney Lusk responded that data centers will only be permitted as a special land use within industrially zoned areas.

Commissioner Moore questioned federal or state laws surrounding data centers.

Commissioner Milne asked what would occur if the current moratorium were to expire. Attorney Lusk stated that, absent the ordinance, data centers would default to being considered a standard industrial land use; adopting the proposed ordinance would instead require applicants to obtain approval as a special land use and comply with all specific standards outlined within the new regulations.

Original motion to recommend the adoption of proposed Data Center Ordinance by the City Council was considered. **8 ayes, 0 nays, 1 absent. Motion approved.**

IX. Adjournment

Motion by Commissioner Moore, seconded by Commissioner Weidinger to adjourn the meeting at 7:15 p.m. 8 ayes, 0 nays, 1 absent. Motion approved.

Chair LaMarr adjourned the meeting at 7:15 p.m.

Respectfully submitted

Abbey Alverson,
Community Engagement Coordinator