



City Planning Commission
1315 S Washington Avenue
Council Chambers – Room 205
989-754-8222

Minutes

Tuesday, March 26, 2024

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

II. **Roll Call** – Cassi Zimmerman took roll.

Present: Yolanda Bland, Michael Foust, Floyd Kloc, Carla LaMarr, John Milne, Brenda Moore
Jack Nash, William Ostash

Absent: Charlene Orange

Staff: Bob Gollin, Cassi Zimmerman, City Attorney Amy Lusk

III. **Approval of Minutes** – January 23, 2024

Motion by Commissioner Moore, seconded by Commissioner Ostash to approve the meeting minutes for the January 23, 2024, meeting. 8 ayes, 0 nays, 1 absent. Motion approved.

IV. **Approval of Agenda**

Staff Gollin requested Item b. J24-1045 Site Plan Review - Proposed Food Club 1910 Fordney Street be removed from the agenda due staff feeling additional review and analysis is required.

Motion by Commissioner Moore, seconded by Commissioner Bland to approve the amended agenda for the March 26, 2024, meeting. 8 ayes, 0 nays, 1 absent. Motion approved.

V. **New Business**

a. **Public Hearing – Case #J24-0770 Site Plan Review for a proposed pavilion, restroom, and playground for Hoyt Park.**

Brian Keenan Lechel, Board member of the Friends of Hoyt Park (FOHP), 146 S Alexander, Saginaw, MI, presented the proposed project as the next phase of improvements currently being performed at the park. Larry Brethauer, President of the FOHP, added that the placement of the proposed pavilion was sufficient to accommodate sledding and to allow patrons to use it as a wind block.

Motion by Commissioner Kloc, seconded by Commissioner LaMarr to recommend the approve site plan with the playgrounds be placed between the ball fields #2 and #3 and the pavilion and restroom be moved beyond at least 20 feet north of the tip of the island.

Motion by Commissioner Kloc, seconded by Commissioner Moore to go out of the regular order of business to further discuss the proposal. 8 ayes, 0 nays, 1 absent. Motion approved.

Commissioner Kloc stated that there was a concern about the location of the proposed pavilion because it would compromise the use of the sledding hill. He suggested that the playground could be moved between the #2 and #3 ballfields. Brian Keenan Lechel responded that the proposal to move the building further north would work. Commissioner Moore asked if this would add to the cost of the project. Mr Keenan Lechel stated that it would also add cost to the project.

Commissioner Orange joined the meeting at 6:015 pm

Motion by Commissioner Kloc, seconded by Commissioner Bland, to go back into regular order of business. 9 ayes, 0 nays, none absent. Motion approved.

Staff Gollin reminded the Commission that the motion to approve as stated would also need to include the statement that it be reviewed and approved by engineering.

Motion by Commissioner Kloc, seconded by Commissioner LaMarr to amend the original motion to include that the plan needs to be reviewed and approved by the Department of Engineering. 9 ayes, 0 nays, none absent. Motion approved.

b. Zoning 101/Zoning Audit -Presentation by Giffels Webster

Julia Upfal and Andy Aamodt from Giffels Webster made a presentation regarding the basics of zoning and explained the differences between traditional zoning (Euclidian zoning) and Form-Based zoning Code. Ms Upfal also presented the findings of the City of Saginaw Zoning Ordinance audit. They added that a community survey will soon be announced as well as a summary of the audit results. They will ask the Planning Commission to review and rank the importance of the audit items to work on first.

Commissioner Milne asked if this zoning ordinance re-write is part of the RRC Certification. Staff Zimmerman responded that it is not a requirement but will ensure that the code has the latest "best practices". He also asked if the zoning code is congruent with the Michigan Building Code. Ms Upfal responded they will be looking at past cases taken to the Board of Appeals on zoning to determine if there are common issues being brought up that may need to be addressed in the zoning ordinance. Mr Aamodt added that they will also take a look at the zoning ordinance language that may be redundant to what is already addressed in the building code.

c. Proposed Short-Term Rental Ordinance

Staff Gollin stated that the ordinance language for the proposed Short-Term Rental Ordinance was submitted as an introduction. He requested any feedback. This will be brought back to the Planning Commission for further discussion at the next meeting.

VI. Public Comment

Tom Mudd, Hoyt Ave, Chair of the Historic Preservation Society of Saginaw and Manager of the Cushway House. He expressed his concern and objection to the proposed Food Club building being located on Fordney next to the Cushway House. He also added that the Women's Farm and Garden who keep up the landscaping and gardening at the Cushway House are opposed to the location of the proposed Food Club building as well.

VIII. Old Business - None

IX. Adjournment

Motion by Commissioner Moore, seconded by Commissioner Nash to adjourn the meeting at 7:42p.m. 9 ayes, 0 nays, none absent. Motion approved.

Prepared and submitted by

Robert Gollin
Urban Planner
City of Saginaw