



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

Minutes

Tuesday, December 17, 2024

- I. **Call to Order** – Commissioner Milne called the meeting to order at 6:00 p.m.
- II. **Roll Call** – Staff Gollin took roll.
Present: Michael Foust, Brenda Moore, Jack Nash, Bill Ostash, Floyd Kloc, John Milne, Charlene Orange, and Rachel Weidinger
Absent: Yolanda Bland (excused)
Staff: Cassi Zimmerman, Bob Gollin, Marcus Owens, City Attorney Amy Lusk
- III. **Approval of Minutes – November 26, 2024**

Motion by Commissioner Milne, supported by Commissioner Kloc to approve the meeting minutes for the November 26, 2024, meeting. 8 ayes, 0 nays, 1 absent. Motion approved.
- IV. **Approval of Agenda**

Motion by Commissioner Milne, supported by Commissioner Moore, to approve the agenda for the December 17, 2024, meeting. 8 ayes, 0 nays, 1 absent. Motion approved.
- V. **New Business**
 - a. **PPLCM24-016 Public Hearing – Special Use Permit 500 S Hamilton St.** Commissioner Milne opened the public hearing. Pastor Travis Thayer, 40155 S Airport Rd, presented his request for a special use permit to allow public assembly at 500 S Hamilton St. The goal of the proposal is to repurpose the building into a mixed use commercial community hub.

Public comments that were against the special use permit pointed out that the proposed use is not compatible with development and significant investment that is proposed for the area. Comments that were in support of the project pointed out that it would fulfill the needs of the some of the population of the area. Staff Gollin read a letter received from Peter Silva, 401 Jackson St, stating that 500 S Hamilton is an ideal location for a beautiful church. No additional comments from the public were provided.

Motion by Commissioner Milne, supported by Commissioner Moore, and supported by Commissioner Nash, to close the public hearing. 8 ayes, 0 nays, 1 absent. Motion approved.

Motion by Commissioner Kloc, supported by Commissioner Weidinger, to approve the special use permit for public assembly at 500 S Hamilton St to accommodate a proposed mixed use community hub and outreach center and forward the recommendations to City Council.

Commissioner Kloc agreed that the proposed use is incompatible with adjacent landowners, residents, and businesses and that the impact of the proposal is unclear. He considers the building uses and services too broad for the current Mixed Use District. Other locations may be more appropriate.

Commissioner Orange recognized that traffic and parking during church service hours may conflict with residential, daycare, and recovery service uses.

Commissioner Moore and Ostash agree that a community hub is needed, but food pantry and

addiction services overlap with surrounding uses and may not be appropriate for this specific location. They suggest several alternative locations for a project of this scale.

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

Commissioner Foust asked the petitioner what their plans were for separating drug rehabilitation services from daycare services. Pastor Thayer responded that this would be separated through scheduling and appointment only counseling. Commissioner Foust asked the petitioner what sort of tenants would be expected in rental units. Pastor Thayer responded that he and his wife are potential tenants. There would be no open rental, and tenants would most likely be church staff members.

Commissioner Weidinger asked the petitioner to speak more on the plans for the café. Pastor Thayer responded that the café is a key component to capture the commercial space of the project and compliment the downtown aesthetic. Other options would include top floor office space for rent.

Commissioner Moore then asked the petitioner whether this building fits the scheme of what is going on around it. Pastor Thayer responds that the proposal's key building uses are the church, coffee shop, daycare, and multicultural space and that the owners would do their best to fit the vibe of the downtown.

Commissioner Orange asked which services would be readily available upon opening to the public. Pastor Thayer responds that the coffee shop will be the first service offered, with the church services following six months later.

Motion by Commissioner Milne, supported by Commissioner Nash, to go back into regular agenda order. 8 ayes, 0 nays, 1 absent. Motion approved.

Commissioner Milne commented that out of the special use approval standards, the incompatibility with adjacent uses of land, promoting issues of safety, and the potential to decrease property values of the neighborhood must be considered. Also, when approving a special use permit, the Planning Commission may include conditions for the petitioner to fulfil. He did not feel that ~~no~~ specific conditions have been presented to approve the proposal.

Motion by Commissioner Moore, supported by Commissioner Orange to postpone consideration of the motion to approve the special use permit for public assembly at 500 S Hamilton St for 60 days.

City Attorney Amy Lusk mentions that postponing a motion on the basis of allowing time for the petitioner to relocate their proposal is not proper. This would only postpone the decision for this specific application at 500 S Hamilton St. A new application and review process is necessary for a proposal at a new location.

Motion by Commissioner Kloc, supported by Commissioner Moore to amend the motion to postpone the consideration of the motion to approve the special use permit for public assembly at 500 S Hamilton St from 60 days to February 25th.

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

Discussion on the postponement ensued. Commissioner Orange felt that if there are no conditions proposed to approve the request, postponing the decision does not resolve the

decision.

1 aye, 7 nays, 1 absent. Motion to postpone was denied.

A role call vote was taken on the original motion to approve.

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

The Commissioners stated that the proposal will not promote the use of land in a socially and economically desired manner, does not fit the RMU District, its subcategories, or adjacent land uses and is incompatible with surrounding land uses

b. Approval of 2025 Planning Commission Calendar

Motion by Commissioner Moore, supported by Commissioner Ostash, to approve the 2025 Planning Commission Calendar. 8 ayes, 0 nays, 1 absent. Motion approved.

VI. **Public Comment** – Kyle Heilman, 4425 Brockway Rd, made some comments about the proposal at 500 S Hamilton St, urging the Planning Commission to reconsider the project as it is a great opportunity for Saginaw.

VIII. **Old Business**

a. Zoning Ordinance Rewrite - Presentation by Giffels Webster

Andy Aamodt from Giffels Webster made a presentation regarding the review of the language in Article 1, Article 6, and Article 7 of the Zoning Ordinance Rewrite. Article 1 is about the purpose, intent, and scope of the zoning ordinance. Article 6 covers development procedures, site plan review, special land uses and zoning amendments. Article 7 clarifies the authorities of the Zoning Board of Appeals and adds language around nonconformities, performance guarantees and certificates of occupancies.

The Planning Commission will continue to receive presentations on zoning rewriting updates for the next three meetings and vote on the fourth meeting.

IX. **Adjournment**

Motion by Commission Kloc, supported by Commissioner Nash to adjourn the meeting at 8:15 p.m. 8 ayes, 0 nays, 1 absent. Motion approved.

Prepared and submitted by

Marcus Owens,
Community Development Specialist
City of Saginaw