



City Planning Commission
1315 S Washington Avenue
Council Chambers – Room 205
989-754-8222
Draft Minutes
Tuesday, January 28, 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: Yolanda Bland, Brenda Moore, Jack Nash, Floyd Kloc, John Milne, Charlene Orange, and Rachel Weidinger
Absent: Michael Foust and Bill Ostash
Staff: Cassi Zimmerman, Bob Gollin, Marcus Owens
- III. **Approval of Minutes – December 17, 2024**
Motion by Commissioner Moore, seconded by Commissioner Nash to approve the meeting minutes for the December 17, 2024, meeting. 7 ayes, 0 nays, 2 absent. Motion approved.
- IV. **Approval of Agenda**
Motion by Commissioner Kloc, seconded by Commissioner Moore, to approve the agenda for the January 28, 2025, meeting. 7 ayes, 0 nays, 2 absent. Motion approved.
- V. **New Business**
 - a. **J24-2814 Site Plan Review – Proposed Expansion at 2805 S Washington Ave.** John Morey, D&M Site, Inc, presented a proposal for an expansion to the convenience store at 2805 S Washington Avenue. The project would allow for a 2700 sq ft expansion to the west-side of the store, 3 new parking spaces, utility connections and storage facility.

Commissioner Kloc and Milne asked about the storm drainage, storage facility, and parking requirements and how they would occupy the site. Mr. Morey said that the stormwater detention The plan includes 25 parking spaces, some of which are provided by stacking, exceeding the required amount by 4 spaces.

Motion by Commissioner Kloc, seconded by Commissioner Moore, to approve the proposed Site Plan for a 2,700 sq ft expansion to the property at 2805 S Washington with conditions (contingencies):
 - **Approval of floodplain permit**
 - **City of Saginaw Engineering Department approve all utility connections****7 ayes, 0 nays, 2 absent. Motion approved.**
 - b. **JPCC124-002 Public Hearing – Rezoning Request 1314 Brown Street From R-1 to R-3**
Commissioner Milne opened the public hearing. Rene Torres and Julius Tate presented their petition to rezone the property at 1314 Brown Street (former Longfellow Elementary School) from R-1 to R-3 to accommodate a redevelopment of the school building into a pre-apprenticeship construction trade school. They said that a rezoning is necessary to allow for mixed-use apartments which would empower the school to become self-sustainable.

Several residents who opposed the petition voiced their concerns over additional rental apartments, daily parking and how traffic circulation would impact the Holland Court neighborhood. Staff Gollin read a letter from a resident who opposed the petition and reflected on similar traffic and parking concerns. Another letter was read from the School District in acknowledgement of their support of the rezoning.

Motion by Commissioner Moore, seconded by Commissioner Nash, to close the public hearing. 7 ayes, 0 nays, 2 absent. Motion approved.

Motion by Commissioner Kloc, seconded by Commissioner Nash, to approve the rezoning petition at 1314 Brown Street from R-1, Single Family Residential to R-3, Low Density Multi-Residential.

Motion by Commissioner Kloc, seconded by Commissioner Moore, to go out of regular order to ask the petitioner questions. 7 ayes, 0 nays, 2 absent. Motion approved.

Several commissioners asked Mr. Torres about the nature of the apartments and whether the project had alternatives to additional housing. Mr. Torres responded that the project would include 25 units. They are looking to partner with the hospitals for short-term rentals for visiting health care workers. The existing parking lot at Longfellow Elementary School satisfies the building's uses and shouldn't change existing traffic patterns. The residential component is necessary to financially support the project and allow it to be sustainable.

Commissioners Weidinger and Orange asked questions about who the project intends to target and who will manage them. Mr. Torres said that the housing units are targeted at several users including visiting health care workers, students from nearby universities, and career-driven individuals between 18 and 40 years old. Leases would be coordinated with organizations and not individuals. The apartments would be managed by an in-house property management company and tenants would be vetted by their employers.

Motion by Commissioner Kloc, seconded by Commissioner Moore, to go back to regular order. 7 ayes, 0 nays, 2 absent. Motion approved.

Commissioner Milne asks staff about the distinction between public and private schools permitted in R-1 and R-3 zones. Staff Gollin responds that both R-1 and R-3 zoning districts allow for public schools, but R-3 zones permit private schools by Right. The staff also recommended that the Planning Commission encourage housing at 1314 Brown Street, regardless of this redevelopment proposal. A rezoning of 1314 Brown Street is supported by the masterplan and is an opportunity to encourage redevelopment of underutilized property. Regarding traffic and congestion, the proposed use would not impact the area any more than regular school traffic would.

Commissioner Kloc and Bland asked staff questions about the masterplan's intentions to rezone the property to R-3. Staff Gollin stated that throughout the zoning ordinance rewriting process, sites like this will most likely be targeted to rezone as a mixed-use or R-3 district.

Commissioner Orange asks what the next step in the development process will be after Commission approval. Staff Gollin stated that the Planning Commission's recommendations would be forwarded to City Council, who would review it and make a final decision. He also mentions that the petitioners would not have to return to Planning Commission for site plan review if no alterations are made to the exterior of the property.

Commissioner Weidinger commented that a vocational school run by a non-profit will have to rely on a self-sustaining revenue program. Short-term housing for traveling professionals is an appropriate source of income to support a civic minded program.

Ayes:

- Milne
- Orange
- Kloc

- Weidinger
- Bland

Nays:

- Nash
- Moore

5 ayes, 2 nays, 2 absent. Motion approved.

- c. **Staff Initiated Public Hearing – Rezoning of N Michigan/I-675 Corridor From B-1A and RMU-RC to B-2** Commissioner Milne opened the hearing. Staff Gollin explained that, as part of the zoning ordinance rewriting process, the areas delineated in the rezoning request are being considered for rezoning because they did not fit the characteristics of the RMU-RC Zoning District. The area is more automobile oriented and most buildings in the area represent a more suburban style development. To encourage redevelopment and fill vacancies, a rezoning to B-2 would help encourage franchise-type businesses to locate in this highly trafficked area.

Some property owners were concerned about how the rezoning would impact their properties and shared concerns over increases in taxes. Other property owners were supportive of the rezoning and wanted to improve connections from the neighborhood to the businesses on Michigan Ave.

Staff Gollin clarified the boundaries of the proposed rezoning and stated that no changes would be made to properties west of Schaefer or east of the railroad.

Motion by Commissioner Moore, seconded by Commissioner Nash, to close the public comment. 7 ayes, 0 nays, 2 absent. Motion approved.

Motion by Commissioner Kloc, supported by Commissioner Weidinger, to approve the rezoning of properties between Schaefer, CSX Railroad, Union and Cronk from RMU-RC to B-2, General Business.

Commissioner Weidinger asks staff why it was compelled to rezone the district now. Staff Gollin stated that a developer has expressed interest in a nearby parcel within the area being considered. Rezoning the property now will help to streamline the development process.

7 ayes, 0 nays, 2 absent. Motion approved.

- d. **2025 – 2026 Capital Improvement Plan** Johnathan Baker, Office of Management and Budget, presented the public capital improvement projects proposed by the city. He requested that the Planning Commission review and rank each project using the attached score sheet by February 28th.
- e. **2024 Planning Commission Annual Report** Staff Gollin presented the 2024 Planning Commission Annual Report which outlined the activities the Planning Commission was involved in last year. The report included some statistics of the Zoning and Inspections Department's performance and the 2024 activities of the Board of Appeals on Zoning.

Motion by Commissioner Kloc, seconded by Commissioner Bland to receive and file the report. 7 ayes, 0 nays, 2 absent. Motion approved.

VI. **Public Comment** – There were no public comments

VII. **Old Business**

Staff Gollin mentioned the list of new dates of special meetings for the Zoning Ordinance Rewrite. Commissioner Milne reminded staff to attend the Strategic Planning Meeting on January 31st.

IX. Adjournment

Motion by Commissioner Moore, seconded by Commissioner Orange to adjourn the meeting at 7:32 p.m. 7 ayes, 0 nays, 2 absent. Motion approved.

Prepared and submitted by

Marcus Owens,
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City of Saginaw