



## **Saginaw Planning Commission Regular Meeting Agenda**

Morley Building  
2nd Floor Conference Room  
1 Tuscola St.  
Saginaw, MI 48607  
February 24, 2026  
6:00 PM

### **Call to Order**

### **Roll Call**

### **Approval of Minutes**

1. Minutes from January 27, 2026

### **Approval of Agenda**

### **New Business**

1. (JPCC126-001) Rezoning 1202 Sheridan Ave., 1008 Atwater., 1004 Atwater St., and 1303 Cornelia St. (Public Hearing)
2. (J26-2854) Special Land Use - Mining and Extraction 1827 N. 1st St. (Public Hearing)
3. Capital Improvement Plan
4. 2025 Annual Report

### **Public Comments**

### **Old Business**

### **Adjournment**

If you are disabled and need accommodation to provide you with an opportunity to participate or observe in programs, services, or activities, please call the Saginaw City Clerk, 1315 S. Washington Ave., 759-1480.



**City Planning Commission**  
Morley Building, 1 Tuscola St  
2<sup>nd</sup> Floor conference Room  
989-754-8222  
**Draft Minutes**  
Tuesday, January 27, 2026

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

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

**Present:** Yolanda Bland, Carla LaMarr, Jack Nash, Brenda Moore, Bill Ostash, Floyd Kloc, Charlene Orange, John Milne, and Rachel Weidinger

**Staff:** Attorney Amy Lusk, Cassi Zimmerman, and Christina McEmber

III. **Approval of Minutes**

**Motion by Commissioner Moore, seconded by Commissioner Ostash, to approve the meeting minutes for the regular meeting November 25, 2025. 9 ayes, 0 nays, 0 absent. Motion approved.**

IV. **Approval of Agenda**

**Motion by Commissioner LaMarr, seconded by Commissioner Nash, to approve the agenda for the January 27, 2026 meeting. 9 ayes, 0 nays, 0 absent. Motion approved.**

V. **Election of Officers for 2026**

Commissioner Moore nominated Commissioner LaMarr to serve as the 2026 Chairperson. **Motion by Commissioner Ostash, seconded by Commissioner Moore, to approve Commissioner LaMarr as the 2026 Chairperson. 9 ayes, 0 nays, 0 absent. Motion approved.**

Commissioner Moore nominated Commissioner Nash and Commissioner Kloc nominated Commissioner Weidinger to serve as the 2026 Vice Chair. **Roll Call Vote: 6 votes for Commissioner Nash (Bland, LaMarr, Weidinger, Moore, Orange, Ostash), 3 votes for Commissioner Weidinger (Kloc, Milne, Nash). Motion approved for Commissioner Nash to serve as the 2026 Vice Chair.**

VI. **Public Comment** –

No public comment.

IX. **New Business**

None

IX. **Old Business**

a. **Proposed Micro Dwelling Unit Ordinance:** Staff McEmber introduced the updates to the micro dwelling unit (MDU)/micro dwelling unit development zoning ordinance. She explained that people who are looking to build houses smaller than 600 sq. ft. are interested in converting sheds into houses and has directed them to look into the city's pre-approved plans to assist in minimizing their costs. Staff Zimmerman stated there are pre-approved houses currently being built in the city.

Commissioners discussed who would be considered a developer in regard to building tiny houses. Attorney Lusk clarified the city does not build housing. Staff Zimmerman explained the majority of the city's developers are landlords and business owners. Commissioner Milne verified individuals could apply for a variance if they have a non-buildable lot.

Commissioners discussed why the majority of commissioners voted not to permit tiny houses in the R-1 and R-2 zoning districts at the November 2025 meeting, citing the spatial relationship between existing homes and tiny houses, the economy's influence on people's ability to purchase property and build houses, and the unknown demand for tiny houses in the city. Commissioner

Orange and Commissioner Weidinger discussed the need to provide individuals with the opportunity to build tiny houses in the R-1 and R-2 zoning districts. Commissioner Orange discussed how tiny houses would fit in areas of the R-1 and R-2 zoning districts that are vacant. Commissioner Moore discussed how the R-1 and R-2 zoning districts are more stable family-oriented areas for people to stay long term and if there is demand for tiny houses in those areas, the micro dwelling unit/micro dwelling unit development zoning ordinance can be amended to permit the units in the R-1 and R-2 zoning districts. Attorney Lusk explained that if commissioners amended the zoning ordinance to remove zoning districts, it may cause an increase in nonconforming uses.

Commissioners discussed the potential for people to spend more money in the city if they are able to build tiny houses and how an individual occupying a tiny house in a cluster development would increase the property taxes and income taxes. Commissioner Ostash discussed how there are developments happening throughout the city that may cause an increase in the demand for city services.

**Motion by Commissioner Moore, seconded by Commissioner Nash, to approve the micro dwelling unit (MDU)/micro dwelling unit development zoning ordinance as written. 6 ayes (Bland, LaMarr, Milne, Moore, Nash, Ostash), 3 nays (Kloc, Weidinger, Orange). Motion approved.**

**IX. Adjournment**

**Motion by Commissioner Nash, seconded by Commissioner Moore, to adjourn the meeting at 6:38 p.m. 9 ayes, 0 nays, 0 absent. Motion approved.**

Respectfully submitted,

Christina McEmber  
Urban Planner



# City of Saginaw Planning Commission Agenda Item Communication

**Date of Meeting:** February 24, 2026

**Case Number:** JPCC126-001

**Brief Description:** Request to rezone 1202 Sheridan Avenue , 1303 Cornelia Street, 1004 Atwater Street, and 1008 Atwater Street from Low-Density Residential (R-1) to Local Business (B-1).

**Written By:** Christina McEmber

**Request:** WF Investments, LLC is requesting to rezone the properties at 1202 Sheridan Avenue, 1303 Cornelia Street, 1004 Atwater Street, and 1008 Atwater Street from Low-Density Residential (R-1) to Local Business (B-1). The property owner of 1008 Atwater Street has joined the rezoning request.

**Background:** WF Investments, LLC intends to open a convenience store/meat market/grocery store at 1202 Sheridan Avenue if the rezoning is approved by City Council. The building is currently being used for storage.

**Property Information:**

**Property Addresses & Parcel IDs:** 1202 Sheridan Avenue (Parcel ID: 09 0694 00000), 1303 Cornelia Street (Parcel ID: 09 0696 00000), 1004 Atwater Street (Parcel ID: 09 0716 00000), and 1008 Atwater Street (Parcel ID: 09 0717 00000)

**Location:** Area along Atwater Street between Sheridan Avenue and S Warren Avenue

	North	East	South	West
<b>Surrounding Zoning</b>	Mixed Use 1 (MU-1)	Local Business (B-1)	Low-Density Residential (R-1)	Low-Density Residential (R-1)
<b>Surrounding Land Uses</b>	Single-family houses, vacant land	Commercial building	Single-family houses, vacant land	Single-family houses, vacant land
<b>Future Land Use Map</b>	Neighborhood Opportunity Area*	Neighborhood Opportunity Area*	Neighborhood Opportunity Area*	Neighborhood Opportunity Area*

\*Excerpt from the 2022 *City of Saginaw Master Plan*: **Neighborhood Opportunity Area:** This category includes traditional neighborhoods next to employment centers, e.g., hospitals, manufacturing facilities, and former public uses that present growth opportunities for new investment and a comfortable, high-quality urban living. These traditional neighborhood areas include many existing vacant residential structures and over time, are expected to be either

rehabilitated or demolished, providing new possibilities for business expansion and the development of new neighborhoods that are well-buffered while remaining connected to the existing urban fabric. To help preserve existing neighborhoods that are primarily single-family residential, such as the Cathedral District, the City will need to develop restrictive zoning overlays that would contain registered rentals, preserves historic assets desired by the neighborhood, and provides flexibility for other mixed uses. This land use category does not correspond to any of the existing districts in the City's zoning ordinance.

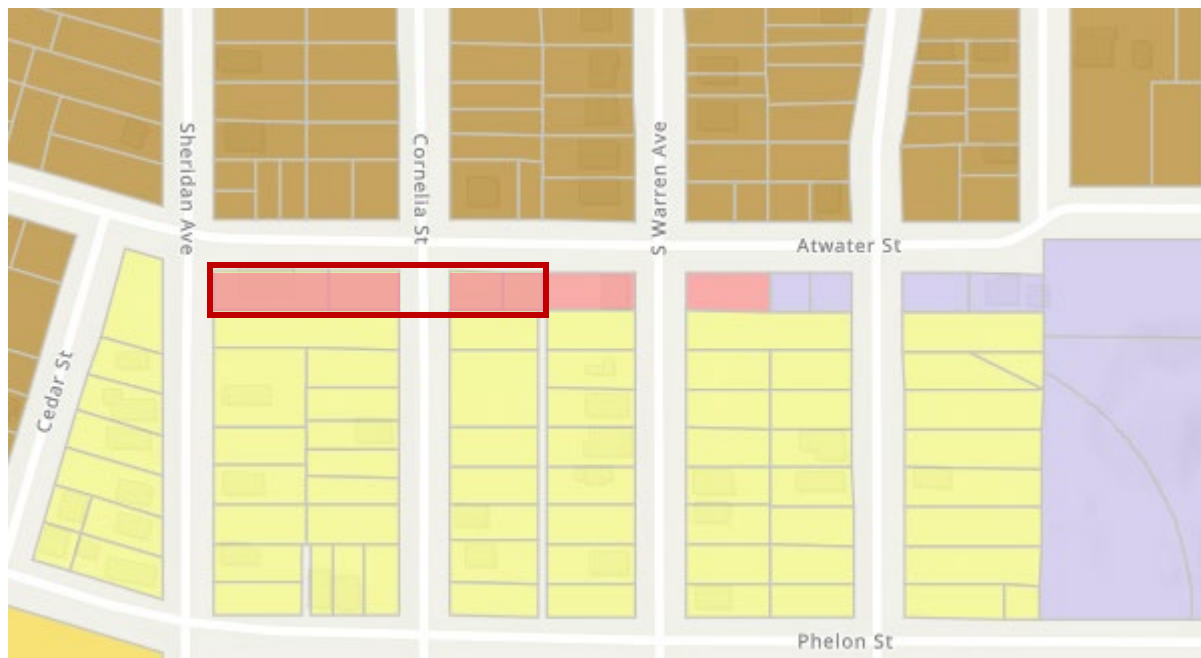
**Current Zoning: Low-Density Residential (R-1)**



The Low-Density Residential (R-1) Zoning District intent is to:

1. Encourage the construction of and continued use of the land for single-family dwellings.
2. To prohibit business, commercial, or industrial use of land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district.
3. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this section.
4. To discourage any land use which would generate traffic on minor or local streets other than normal traffic generated by the residents on those streets.

**Proposed Zoning: Neighborhood/Local Business (B-1)**



The Neighborhood/Local Business Zoning District is intended to provide a transition between more intensive districts and residential areas with commercial uses and services that meet the needs of residents in the surrounding neighborhoods and are compatible with residential development.

**Comments:** It should be noted the proposed amendment would no longer allow the following current permitted uses:

- Adult foster care family home
- Community gardens (principal use)
- Dwelling, accessory
- Dwelling, single-family detached
- Cemeteries
- Golf courses

The proposed amendment would allow for the following uses that are permitted in the Neighborhood/Local Business (B-1) District, but are not currently permitted in the Low-Density Residential (R-1) District:

- Amusement arcade
- Business office
- Child care center
- Child care home, group

- Clubs, private
- Dwelling, live-work
- Dwelling, multiple-unit
- Dwelling, single-family attached
- Eating and drinking establishments
- Financial institutions
- Food stores
- Funeral homes
- Governmental offices
- Medical offices
- Mobile food court
- Personal service
- Retail stores (less than 50,000 sq. ft.)
- Universities and colleges
- Veterinary clinics or veterinary hospitals
- Drive-in eating and drinking establishments
- Drive-through eating and drinking establishments
- Drive-through services
- Household repair and service
- Marihuana retailers
- Microbreweries, small distilleries, small winemakers
- Museums
- Pet boarding, daily
- Recreation, indoor commercial
- Recreation, outdoor commercial
- Service establishment of an office, showroom, or workshop nature
- Solar energy systems, small scale principal use
- Vehicle fueling stations
- Vocational training facilities

**Public Comment Received:** A member of the public contacted staff via phone to express concerns about the proposed store at 1202 Sheridan Avenue if the rezoning is approved by the Planning Commission and City Council. Concerns included increased noise levels, increased traffic volumes, and an increase in people loitering in the area. The caller stated there were problems when the store was open in the past and the neighborhood is better since the store has closed.

**Legal Descriptions:**

1. **1202 Sheridan Ave:** LOT 9 W 30 FT OF LOT 10, INC ADJ VACATED ALLEY, BLK 1, S. REMINGTON'S ADDITION
2. **1008 Atwater:** LOT 9, EXC.W.70 FT., BLK.2, S. REMINGTONS ADDITION, ALSO W ½ OF VACATED ADJACENT ALLEY
3. **1303 Cornelia St.:** LOT 10, EXC.W.30 FT., BLK.1,S. REMINGTONS ADDITION
4. **1004 Atwater:** W. 70 FT. OF LOT 9, BLK.2, S. REMINGTONS ADDITION

3. **City Council action.** The City Council shall not determine the boundaries of districts nor impose regulations until after the final report of the Planning Commission, nor shall the ordinance or maps be amended after they are adopted in the first instance until the proposed amendment has been submitted to the Planning Commission and it has held at least one hearing and made a report thereon. In either case, the City Council may adopt the ordinance and maps, with or without amendments, after receipt of the Planning Commission's report, or refer the ordinance and maps again to the Commission for a further report.
- D. **Review Standards for Amendments to the Zoning Map (Rezoning).** In considering any petition for an amendment to the Official Zoning Map, including a conditional rezoning, the Planning Commission and City Council shall consider the following criteria:
1. Consistency with the goals, policies and future land use map of the Master Plan. If conditions have changed since the Master Plan was adopted, recent development trends in the area may be considered.
  2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses currently permitted in the proposed zoning district.
  3. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.
  4. Evidence from the applicant that there are substantial reasons the property cannot be developed with the uses permitted under the current zoning or otherwise in accord with current zoning.
  5. The capacity of utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the City.
  6. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
  7. The apparent demand for the types of uses permitted in the requested zoning district relative to the amount of land in the City currently zoned and available to accommodate the demand.
  8. The boundaries of the requested zoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.
  9. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?
  10. Whether the requested rezoning is a logical extension of an existing district in the area.
  11. The requested rezoning will not create an isolated and unplanned spot zone or grant a special privilege to an individual property owner not available to other property owners or the general public.
  12. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided, as determined by the Planning Commission.

1. Purpose &amp; Intent

2. Definitions

3. Zoning Districts

4. Use Standards

5. Site Standards

6. Development Procedures

7. Administration &amp; Enforcement



## Section 153-6.2

1. Purpose &amp; Intent

2. Definitions

3. Zoning Districts

4. Use Standards

5. Site Standards

6. Development Procedures

7. Administration &amp; Enforcement

13. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.

14. Other factors as appropriate.

E. **Petition.** Upon presentation of a protest petition meeting the requirements of this Subsection, an amendment to this chapter which is the object of the petition shall be passed only by a two-thirds vote of the City Council, unless a larger vote, but not to exceed a three-quarters vote, is required by ordinance or Charter. The protest petition shall be presented to the City Council before final legislative action on the amendment, and shall be signed by one of the following:

1. The owners of at least 20% of the area of land included in the proposed change;
2. The owners of at least 20% of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change; and
3. For purposes of this [subsection E](#), publicly owned land shall be excluded in calculating the 20% land area requirement.

F. **Notice of Adoption.** Following adoption of an amendment to this chapter by the City Council, one notice of adoption shall be published in a newspaper of general circulation in the City within 15 days after adoption. The notice shall include:

1. Either a summary of the regulatory effect of the amendment including the geographic area affected, or the text of the amendment;
2. The effective date of the amendment; and
3. The place and time where a copy of the amendment may be purchased or inspected.

G. **Conditional Rezoning.** Conditions offered on a rezoning shall pertain only to the use of the land, and no conditional rezoning shall be construed to approve any development. The following shall also apply:

1. **Subsequent rezoning of land.** When land that is rezoned with a Statement of Conditions is thereafter rezoned to a different zoning classification or to the same zoning classification but with a different or no Statement of Conditions, the Statement of Conditions shall cease to be in effect.
2. **Amendment of conditions.** Amendment of conditions shall follow the process for rezoning outlined above.
3. **City right to rezone.** Nothing in the Statement of Conditions nor in the provisions of this Section shall be deemed to prohibit the City from rezoning all or any portion of land that is subject to a Statement of Conditions to another zoning classification. Any rezoning shall be conducted in compliance with this ordinance and the Enabling Act.
4. **Reversion to original zoning designation.** If development for the use or uses specified in the Statement of Conditions has not commenced within two (2) years of the approval of the conditional rezoning, the property shall revert to its original zoning designation.





# City of Saginaw Planning Commission Agenda Item Communication

**Date of Meeting:** February 24, 2026

**Case Number:** J26-2854

**Brief Description:** Special Land Use Approval for the development of a mining and extraction operation at 1827 N 1<sup>st</sup> Street

**Written By:** Christina McEmber

**Request:** Michigan Resources, LLC is requesting the review and approval of a special land use for the development of a salt brine extraction operation at 1827 N 1<sup>st</sup> Street in Saginaw, Michigan (Parcel ID: 01 0620 00000).

**Background:** In September 2025, the applicant, Michigan Resources, LLC, entered into a lease agreement with the property owner, Zilwaukee Properties, LLC, to extract, process, and sell calcium chloride and co-products including magnesium hydroxide and bromine (collectively referred to as “Brine Products”) on a portion of the property (not less than three acres to be mutually agreed upon) located at 1827 N 1<sup>st</sup> Street. The lease authorizes activities involved in the exploration, drilling, operation, and production of brine products from brine wells as well as the construction of necessary buildings and improvements.

**Property Information:**

**Property Address:** Parcel A located at 1827 N 1<sup>st</sup> Street

**Parcel ID:** 01 0620 00000

**Location:** Area of N 1<sup>st</sup> Street and N 6<sup>th</sup> Street

**Area:** ~2.97 acres of the total 16.175 acres

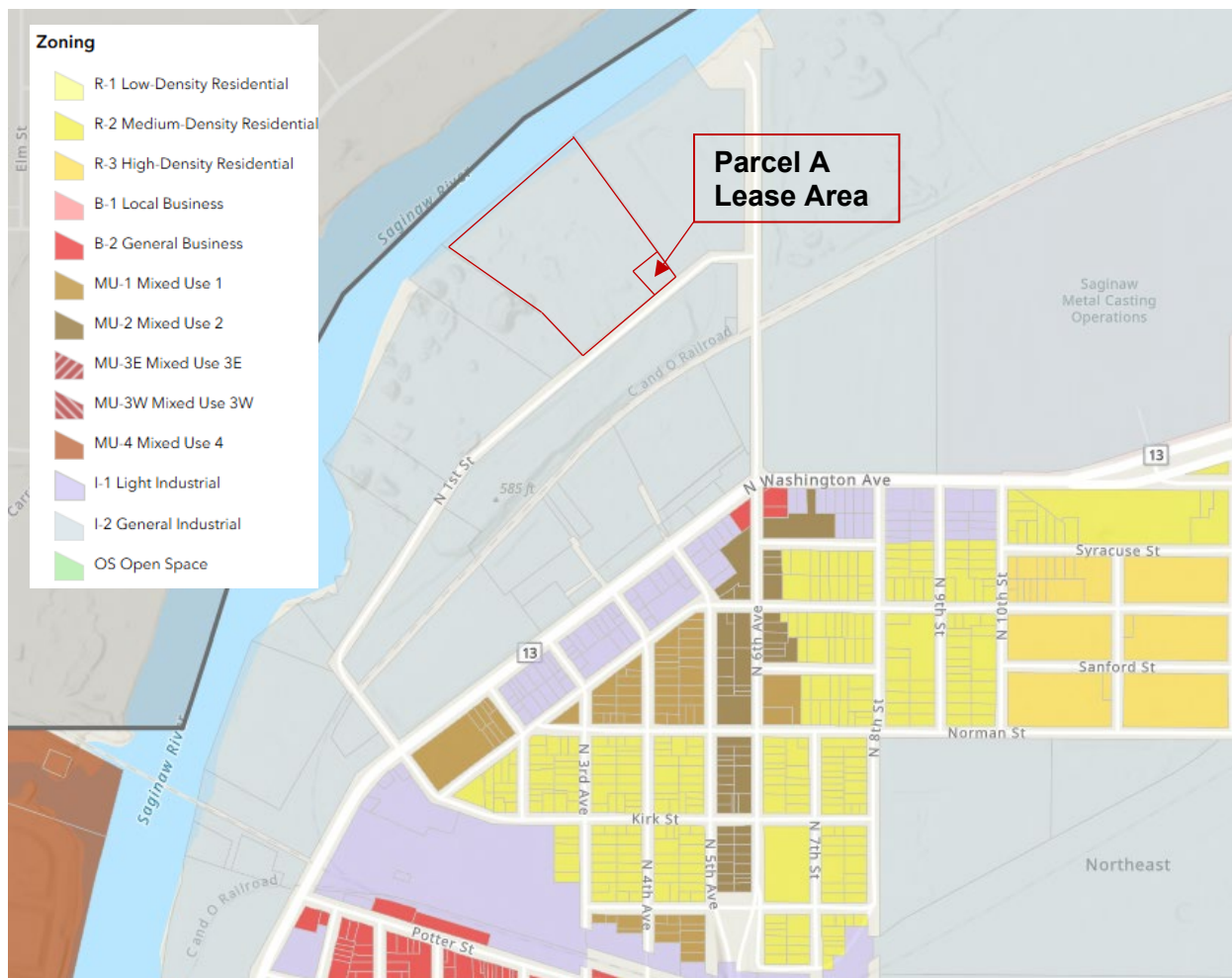
**Current Zoning:** General Industrial (I-2)

**Existing Land Use:** Vacant property

**Future Land Use Map:** Industrial

	North	East	South	West
<b>Surrounding Zoning</b>	-	General Industrial (I-2)	General Industrial (I-2)	General Industrial (I-2)
<b>Surrounding Land Uses</b>	Saginaw River	Wholesale & Warehousing	Outdoor Storage	Business Service
<b>Future Land Use Map</b>	-	Industrial	Industrial	Industrial

**Current Zoning Districts:**



**Project Description:** Michigan Resources, LLC (“Michigan Resources” or “the Company”) is a critical minerals development and production company based in Saginaw, Michigan with a technical laboratory in Magnolia, Texas. The Company’s first commercial project proposed for Saginaw involves constructing a brine production and processing facility utilizing a brine resource from the Sylvania Formation, which is a large brine deposit located at a depth of approximately 4,100 feet. The Company anticipates that its initial brine production operations will employ approximately 10-12 people in Saginaw in roles including production, operations, sales, and accounting, with an initial investment of \$6-8 million and ongoing use of local labor and services. With the success of the first project, the Company anticipates developing an expanded production facility in Saginaw that will produce additional products from the same brine resource and will involve a significantly larger investment in the community. The to-be-produced brine in

Saginaw contains a high concentration of calcium chloride and other salts, and is used during warmer months by farmers, foresters and select industrial businesses for dust control. During the winter months, the brine is used by municipalities, state and Federal highway and transportation agencies as an important component of de-icing and road safety programs. Due to its centralized location, strong transportation networks, and history of brine production, the Company believes that its initial and future projects have the potential to make Saginaw a leading national supplier of critical materials for road safety and dust control applications.

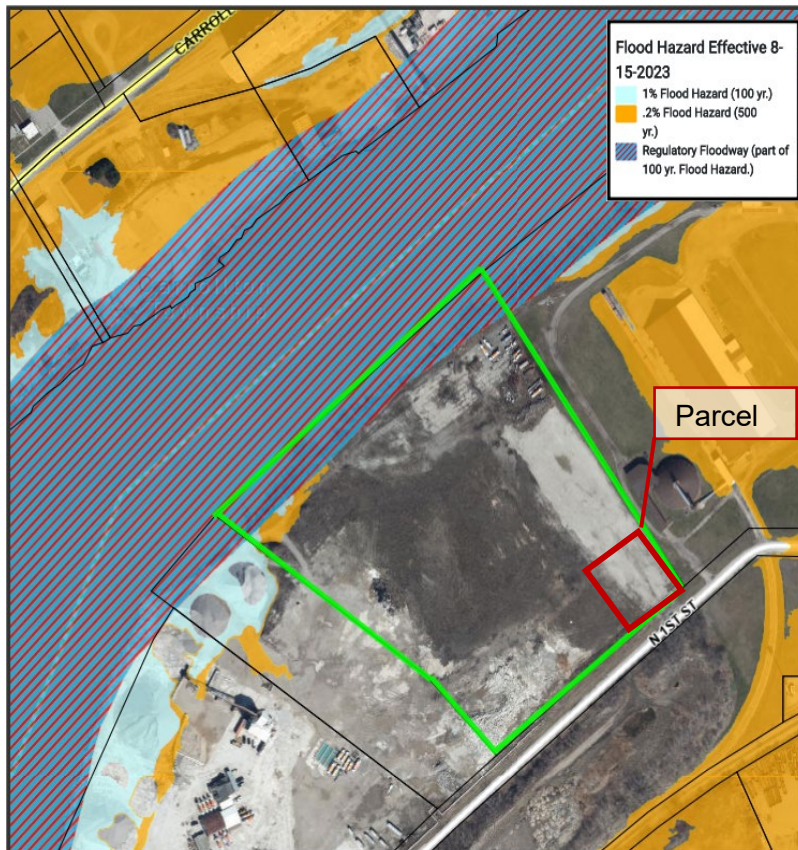
### **Site Plan Evaluation:**

- 1. Layout:** During Phase I of this development, the applicant proposes drilling a test well to determine if there is brine on the site and its quality. Temporary facilities will be constructed on approximately 2.97 acres (Parcel A) out of the total 16.175 acres at 1827 N 1<sup>st</sup> Street, which will include a job office trailer that will be hooked up to water and sewer services, a gravel parking lot and circular truck entrance/exit, a motor control room, a brine well, and four product tanks. The brine well is proposed to travel southwest from the property towards Potter Street. It is not expected that the grading of the site will change the drainage pattern. Per §153-3.1.K(4) of the Zoning Ordinance, the temporary facilities on the site meet the setbacks.

Due to the temporary nature of this phase of development, lighting, landscaping/screening, or signs are not on the site plan. If the brine is found to be of satisfaction to the applicant, an updated site plan for a permanent operation will be submitted to the Planning Commission for special land use approval. Any expansions of the operation will also require an updated site plan and special land use approval by the Planning Commission.

- 2. Vehicular Circulation and Parking:** The site will be accessed from N 1<sup>st</sup> Street. During Phase I, the development is not expected to significantly generate vehicular traffic. There will be parking spaces available for on-site employees. It is not expected the public will be visiting the site. Vehicles are not expected to be stored on site. The one-way entrance and exit to the site will allow for ease of maneuvering around the site. Future development phases are expected to see an increase in truck traffic in the area.
- 3. Pedestrian Circulation:** The site is not expected to generate pedestrian traffic. Due to the temporary nature of this development phase and the lack of sidewalks on either side of the site, it is not recommended the applicant be required to install a new public sidewalk per §153-5.10 of the Zoning Ordinance at this time.

4. **Environmental Issues:** Phase I of this development is not located in the floodplain and is not expected to impact the floodplain. However, the floodplain may be impacted during future development phases.



**Section 153-6.3(F) of the City of Saginaw Zoning Ordinance states *no special land use shall be granted by the Planning Commission unless the special land use:***

1. *Will reasonably promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the City as a whole;*
2. *Is necessary for the public convenience at that location;*
3. *Is compatible with adjacent uses of land;*
4. *Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;*

5. *Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area;*
6. *Will reasonably protect the natural environment and help conserve natural resources and energy;*
7. *Will not intensify a performance standard such as noise, light, odor, or a similar element, unless significant mitigation to such standards are proposed and demonstrated in the building and/or site design;*
8. *Will not create dangerous or adverse impacts to the transportation network, considering the safety for pedestrian, bicycle, nonmotorized, and vehicular traffic;*
9. *Proposes a reasonable effort to resolve nonconformities if nonconformities are present;*
10. *Is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable standards of this chapter; and is related to the valid exercise of the City's police power and purposes which are affected by the proposed use or activity.*

### **Potential Motion**

Staff provides the following motion for the Planning Commission to consider:

#### **A. Motion of Approval**

Motion to approve with the following conditions for the special land use petition (J26-2854) to develop and operate a salt brine extraction operation on approximately 3 acres at 1827 N 1<sup>st</sup> Street (Parcel ID: 01 0620 00000).

- **Conditions:**

1. The development shall be compliant with all applicable federal, state, and local regulations, including Part 625 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and the City of Saginaw Code of Ordinances.
2. The developer has obtained all necessary consent from the Saginaw City Council to access City property.
3. No drilling or construction shall commence on the site until the proper environmental and other permits and approvals have been obtained from all federal, state, and local governments, and a copy of same has been provided to the City Zoning Administrator.
4. No drilling or construction shall commence on the site until the proper business license has been obtained from the City of Saginaw.

5. No drilling or construction shall commence on the site until a survey of the well site has been conducted and provided to the City Zoning Administrator.
6. The development shall not cause surface, underground, or other waste.
7. Approval is for the development of a test well only and does not allow for any expansion of the development. All future plans to construct permanent facilities or to expand the development shall require the submission an updated site plan and additional special land use approval from the City of Saginaw Planning Commission.
8. Upon closing, the well must be plugged and abandoned in a manner that protects against contamination and subsidence.
9. If construction does not begin within one year, the special land use approval will expire and require a new application to recommence.

**Zilwaukee Properties LLC**  
2441 Benson Road  
Tawas City, MI 48763

February 4, 2026

To Whom It May Concern:

I am writing as the Authorized Member of Zilwaukee Properties LLC, the owner of certain real estate located in the City of Saginaw, Michigan. The Property is legally described as follows:

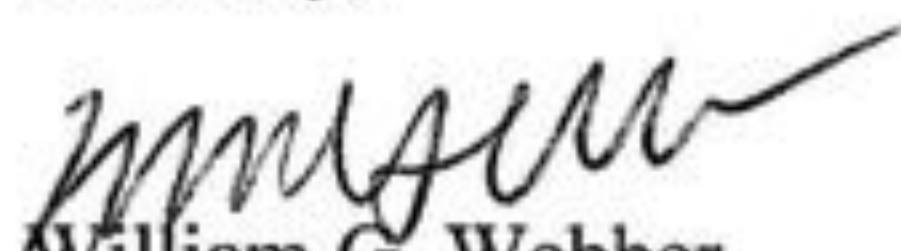
ALL THAT PART OF SECTIONS 7 & 18, T12N, R5E LYING NLY OF RELOCATED 1ST ST, WLY OF N SIXTH AVE, SLY OF SAGINAW RIVER & ELY OF A LN VIZ., COMG AT N 1/4 COR OF SEC 18 T12N R5E, TH S 00DEG 02M 32S W ALONG N/S 1/4 LN OF SEC 18 106.45 FT, TH N 89DEG 57M 28S W 250 FT TH S 50DEG 35M 21S W 863.76 FT TO POB OF SD LN, TH N 44DEG 26M 22S W 264.67 FT TH N 55DEG 54M 28S W TO E'LY BANK OF SAGINAW RIVER & POE, EXCEPTING THE FOLLOWING PARCEL: A PARCEL OF LAND IN SECS. 7 & 18, T.12, N, R.5, E., VIZ. COMG. AT N.1/4 CORNER OF SAID SEC.18, THENCE W. ALONG N. LINE OF SAID SEC.18 TO A LINE PARL. TO & 63 FT. W. OF N.& S. 1/4 LINE OF SAID SEC.18, THENCE S. ALONG SAID PARL. LINE 106.45 FT. TO POINT OF BEG. THENCE N. ALONG A LINE PARL. TO & 63 FT W. OF N.& S. 1/4 LINE OF SAID SECS 7 & 18, 850 FT. THENCE N.89 DEG.57 MIN.28 SEC. W. 187 FT., THENCE N.35 DEG.59 MIN.45 SEC. W. TO A LINE PARL. TO & 120 FT. S. ELY. OF CHANNEL LINE OF SAGINAW RIVER THENCE S.54 DEG.00 MIN.15 SEC. W. ALONG SAID PARL. LINE 720 FT., THENCE S.35 DEG.59 MIN.45 SEC. E. 926.14 FT., THENCE N.50 DEG.35 MIN.21 SEC. E. 220.32 FT., THENCE S.89 DEG.57 MIN.28 SEC. E. 187 FT. TO POINT OF BEG.

On September 17, 2025, Zilwaukee Properties LLC entered into a Lease Agreement with Michigan Resources LLC, located at 7187 East Harrys Road, Traverse City, MI 49684, for a portion of the Property (not less than three acres, to be mutually agreed upon). Under the terms of this Lease, Michigan Resources LLC is authorized to use the leased premises for the extraction, processing, and sale of calcium chloride, together with co-products including magnesium hydroxide and bromine (collectively, "Brine Products"). This includes activities such as exploration, drilling, operation, and production of Brine Products from brine wells at approximately 4,400 feet depth in the Sylvania Sandstone formation, as well as the construction of necessary buildings and improvements, such as storage barns, offices, loading facilities for rail and truck logistics, and liquid storage tanks.

As the landowner, Zilwaukee Properties LLC has approved Michigan Resources LLC to conduct these activities on the Property in accordance with the Lease Agreement.

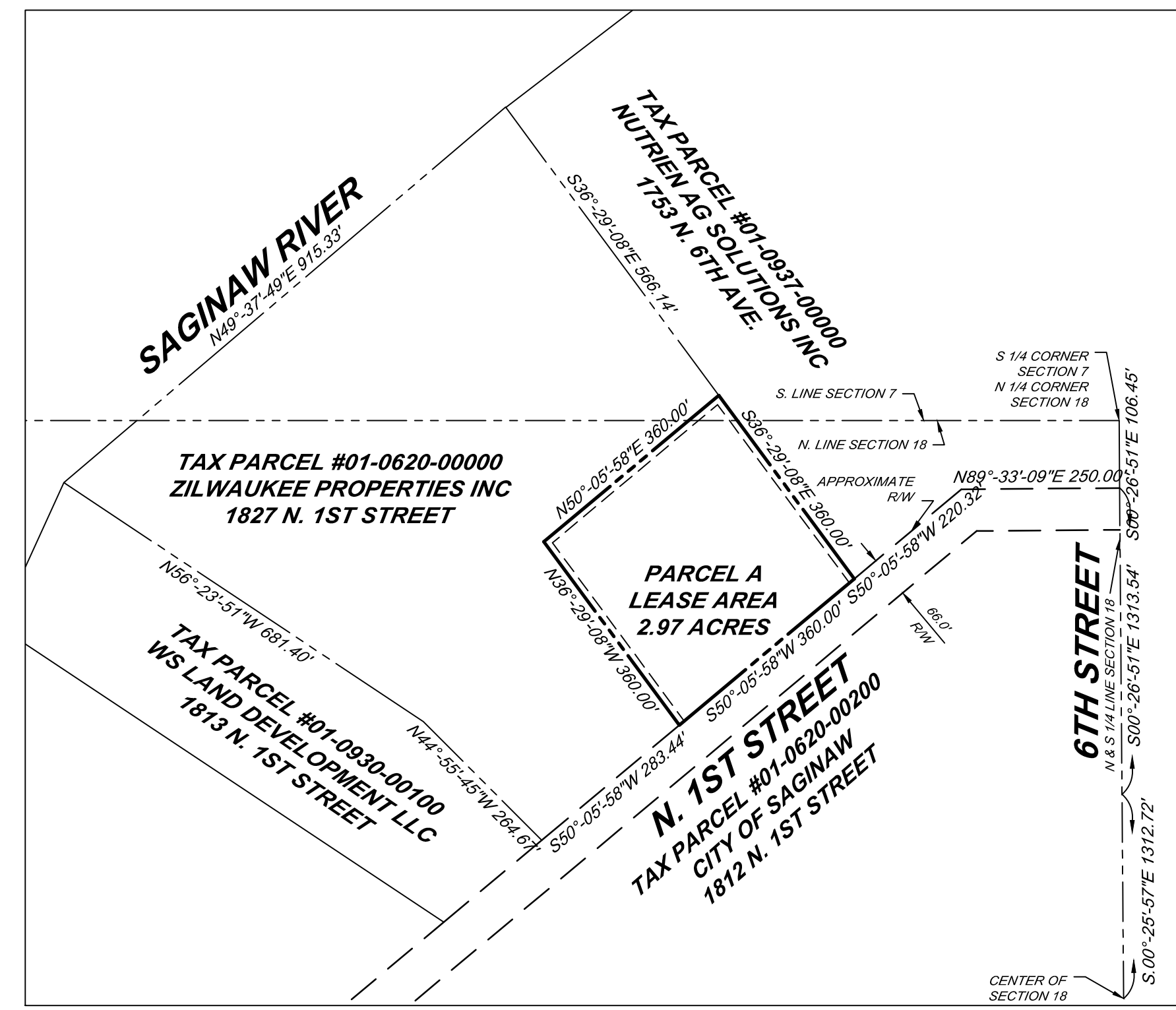
Should you require any additional information, please contact me at the address above.

Sincerely,

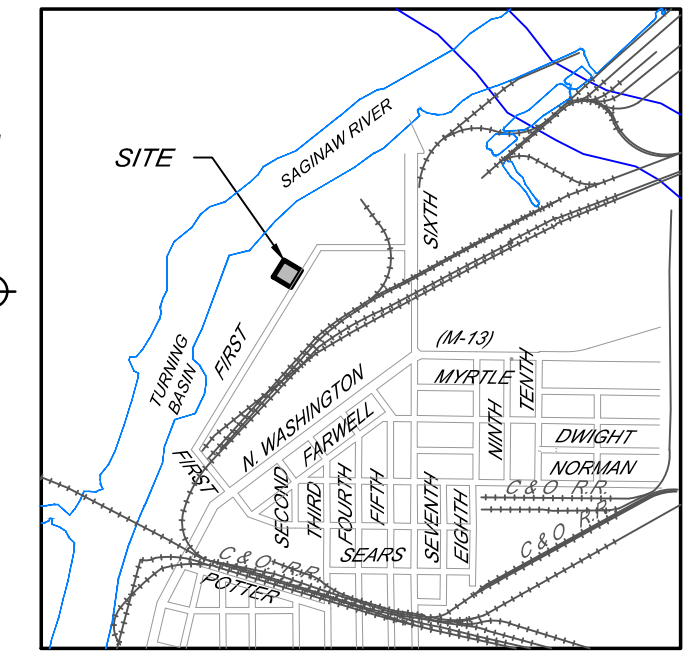
  
William G. Webber  
Authorized Member  
Zilwaukee Properties LLC



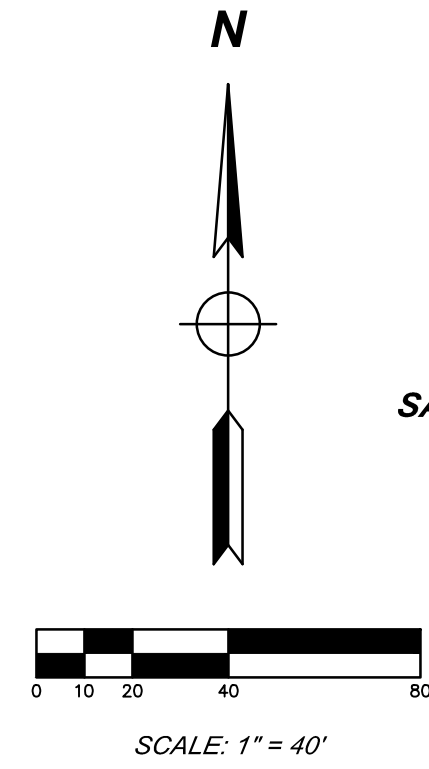
**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 40'



**OVERALL PLAN**  
SCALE: 1" = 200'



**LOCATION MAP**  
NOT TO SCALE



**SECTION 7 & 18**  
**T.12 N. - R.5 E.**  
**CITY OF SAGINAW**  
**SAGINAW COUNTY, MICHIGAN**

**ZONING**

The subject property is zoned "I-2 General Industrial".

**BUILDING SETBACKS:**

Minimum Lot Area	20,000 sq. ft.
Minimum Lot Width	100 ft.
Front Yard Setback	0 ft.
Side Yard Setback	10 ft.
Rear Yard Setback	10 ft.
Maximum Building Height	50 ft.

For more Zoning Information see City of Saginaw Zoning Ordinances.

**FOR UTILITIES CONTACT**

**TELEPHONE SERVICE**

AT&T  
c/o Engineering Department  
Room 525  
300 S. Washington Ave  
Saginaw, MI 48607  
TEL 989-776-4070

**GAS AND ELECTRIC SERVICE**

Consumers Energy  
2400 Weiss Street  
Saginaw, MI 48602  
TEL 989-791-5869

**WATER AND SEWER SERVICES**

City of Saginaw  
1315 S. Washington Ave.  
Saginaw, MI 48601  
TEL 989-399-1311

**PARCEL DESCRIPTION**

**PARENT DESCRIPTION AS FURNISHED:**

ALL THAT PART OF SECTIONS 7 & 18, T12N, R5E LYING NORTHERLY OF RELOCATED 1ST STREET, WESTERLY OF NORTH SIXTH AVENUE, SOUTHERLY OF SAGINAW RIVER AND EASTERLY OF A LINE DESCRIBED AS COMMENCING AT THE NORTH CORNER OF SECTION 18, T12N, R5E, THENCE S 00° 02' 32" W ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 18 106.45 FEET; THENCE N 89° 57' 28" W 280 FEET; THENCE S 50° 35' 21" W 863.76 FEET TO POINT OF BEGINNING OF SAID LINE; THENCE N 44° 26' 22" W 284.67 FEET; THENCE N 55° 54' 28" W TO EASTERLY BANK OF SAGINAW RIVER AND POINT OF ENDING.

EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND IN SECTIONS 7 & 18, T12N, R5E, DESCRIBED AS COMMENCING AT THE NORTH CORNER OF SAID SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 18 TO A LINE PARALLEL TO AND 63 FEET WEST OF NORTH - SOUTH 1/4 LINE OF SAID SECTION 18; THENCE SOUTH ALONG SAID PARALLEL LINE 106.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE PARALLEL TO AND 63 FEET WEST OF NORTH-SOUTH 1/4 LINE OF SAID SECTION 7 & 18, 850 FEET; THENCE N 89° 57' 28" W 187 FEET; THENCE N 35° 59' 45" W TO A LINE PARALLEL TO AND 120 FEET SOUTHEASTERLY OF CHANNEL LINE OF SAGINAW RIVER; THENCE S 54° 00' 15" W ALONG SAID PARALLEL LINE 720 FEET; THENCE S 35° 59' 45" E 926.14 FEET; THENCE N 50° 35' 21" E 220.32 FEET; THENCE S 89° 57' 28" W 187.00 FEET TO THE POINT OF BEGINNING. PARCEL 01-0620-00000

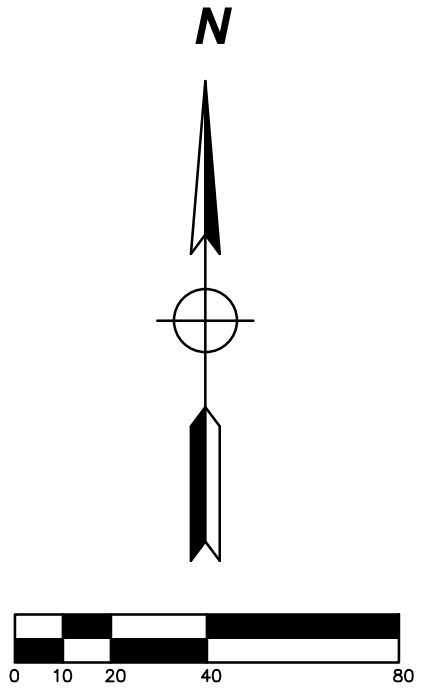
**PARCEL A LEASE DESCRIPTION:**

A PARCEL ON LAND SITUATED IN THE CITY OF SAGINAW, SAGINAW COUNTY, MICHIGAN DESCRIBED AS FOLLOWS, TO-WIT:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7 AND NORTHWEST 1/4 OF SECTION 18, T12N, R5E DESCRIBED AS COMMENCING AT THE NORTH CORNER OF SAID SECTION 18; THENCE S 00° 26' 51" E 108.45 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 18; THENCE S 89° 33' 09" W 250.00 FEET; THENCE S 50° 05' 58" W 220.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 50° 05' 58" W 360.00 FEET; THENCE N 36° 29' 08" W 360.00 FEET; THENCE N 50° 05' 58" E 360.00 FEET; S 36° 29' 08" E 360.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.97 ACRES OF LAND, MORE OR LESS. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEING PART OF PARCEL 01-0620-00000

BY	MARK	REVISIONS	DATE
<p>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</p>			
<p><b>MICHIGAN RESOURCES LLC</b> 7187 E. HARRYS ROAD TRAVERSE CITY, MI 49684</p>			
<p><b>EXISTING CONDITIONS PLAN</b> <b>PROPOSED BRINE WELL</b> <b>CITY OF SAGINAW</b> <b>SAGINAW COUNTY, MICHIGAN</b></p>			
		<p>SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com</p>	
DE BY: CAR	CH BY: BMB	PROJECT NO. 140098SG2026	
DR BY: CAR	APP BY: DWH		
STDS.	SHEET 1 OF 2	C 1	
DATE FEBRUARY, 2026	FILE NO. D-6597- 1		
SCALE AS NOTED			




**SECTION 7 & 18  
T.12 N. - R.5 E.  
CITY OF SAGINAW  
SAGINAW COUNTY, MICHIGAN**

**LEASE PARCEL DATA**  
2.97 ACRES  
TAX # 01-0620-00000

**OWNER**  
ZILWAUKEE PROPERTIES, LLC  
5806 NORTH WESTERVELT ROAD  
SAGINAW, MI 48604

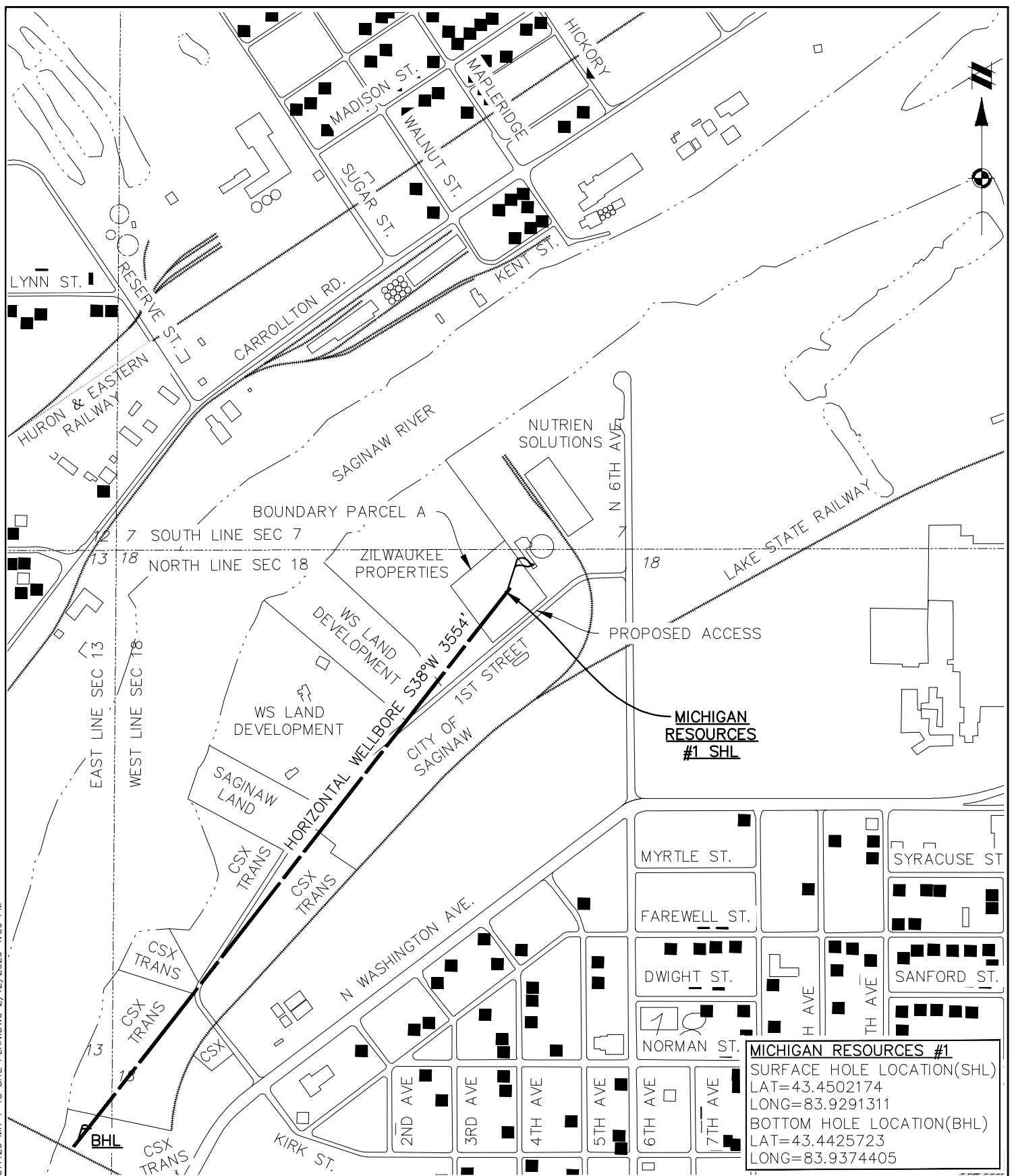
**APPLICANT**  
MICHIGAN RESOURCES, LLC  
7187 E. HARRYS ROAD  
TRAVERSE CITY, MI 49684

**N. 1ST STREET**  
TAX PARCEL #01-0620-00200  
CITY OF SAGINAW  
1812 N. 1ST STREET

BY	MARK	REVISIONS	DATE
<small>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</small>			
<b>MICHIGAN RESOURCES LLC</b> <b>7187 E. HARRYS ROAD</b> <b>TRAVERSE CITY, MI 49684</b>			
<b>SPECIAL USE PLAN</b> <b>PROPOSED BRINE WELL</b> <b>CITY OF SAGINAW</b> <b>SAGINAW COUNTY, MICHIGAN</b>			
		<small>SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com</small>	
DE BY: CAR	CH. BY: BMB	PROJECT NO. 140098SG2026	
DR. BY: CAR	APP. BY: DWH	SHEET 2 OF 2	
STDS.			<b>C</b>
DATE: FEBRUARY, 2026	FILE NO. D-6597-	2	<b>2</b>
SCALE: 1" = 40'			



F:\25011126\DWG\SURVEY\25011126\_MR\_1-18\_SITE\_PLAN.DWG 2/12/2026 4:59 PM



**MICHIGAN RESOURCES #1**  
 SURFACE HOLE LOCATION(SHL)  
 LAT=43.4502174  
 LONG=83.9291311  
 BOTTOM HOLE LOCATION(BHL)  
 LAT=43.4425723  
 LONG=83.9374405

SITE PLAN: MICHIGAN RESOURCES #1 SEC. 18, T12N-R5E CITY OF SAGINAW SAGINAW COUNTY, MICHIGAN		DATE: 02/12/2026	
CLIENT: MICHIGAN RESOURCES, LLC		DRN: MLC	
		SCALE: 1"=660'	
		F.B.: 1669	SHEET 1 OF 1
		PAGE: 25-27	JOB NO.: 25011126



# City of Saginaw Planning Commission 2025 Annual Report



## Membership

<b>NAME</b>	<b>TERM EXPIRES</b>
Brenda Moore Mayor	Mayoral Term
Yolanda Bland Administration	Ex-Officio Indefinite
Floyd Kloc	12/31/2027
Jack Nash	12/31/2025
Charlene Orange	12/31/2026
William Ostash	Ex-Officio
Mike Foust	12/31/2025
John Milne	12/31/2027
Rachel Weidinger	12/31/2027

## Meetings

The City Planning Commission met twelve times during 2025, meeting minimum requirements under the Michigan Planning Enabling Act.

## Zoning Ordinance Amendments

In 2025 the Planning Commission permitted Accessory Dwelling Units (ADUs) in several districts, added additional flexibility and review standards for Planned Unit Development. Office district zones have been eliminated to accommodate more mixed-use development. Dimensional standards were reduced from 864 sf to 600 sf. Updated standards for signs, landscaping, off-street parking and Waste Management/dumpster enclosures have been adopted. Established administrative oversight and review power on most non-discretionary requests and clarified processes for Zoning Board of Appeals (formerly Board of Zoning Appeals).

## Development Reviews

### January

#### **Approved Site Plan (Convenience Store Expansion) – 2905 S Washington.**

A 2700 sq ft expansion to the west-side of the store, 3 new parking spaces, utility connections and storage facility.

## **February**

### **Approved Site Plan (Three-Story Office Building) – 520 Hayden Street.**

The planning commission has approved the construction of a new, 3 story, 30,000 sf building to house the banking and administrative offices of Team One Credit Union at their current location within the City of Saginaw. The building on the west side of the site will remain and then be demolished after the new building is constructed.



## **April**

### **Approved Site Plan (Fuel Service Station) - 409 N Genesee Avenue.**

The former Walgreens building will be demolished, and a new automotive fuel service station will be constructed on the site.

## **May**

### **Approved Special Use Permit and Site Plan (Automobile Service Station) - 3615 Webber.**

Approval of the proposed site plan and issuance of a special use permit to operate an automobile service station at 3615 Webber,

## **June**

### **Approved Site Plan (Two-Story Office Building) – 823 S Washington, 833 S Washington, 832 S Water, and 822 S Water St.**

The planning commission approved the construction of a new 16,050 sq. ft. building to house a commercial financial operation on the Saginaw Riverfront.



## Approved Site Plan (Mixed Use Building) – 315 Adams, 309 Adams, 212 S Hamilton, 218 S Hamilton St.

The planning commission approved the construction of a 44,960 sq. ft. mixed use development that will have 30 apartments and two 3,225 sq. ft. “live/work” buildings. The building at 303 Adams will be demolished, which received approval from the Historic District Commission.



### July

#### Approved Thompson Street Vacation from E Genesee to S 4<sup>th</sup> Street.

The vacation was the final phase of the site plan review for expansion of the Hunger Solutions/ East Side Soup Kitchen.

### November

#### Approved Expansion of the Boys and Girls Club of Saginaw - 1781 Fordney.

Planning commission approved a 3,000-sf expansion for the Boys and Girls Club of Saginaw.

### Rezoning Actions

### January

#### Approved Rezoning Request - 1314 Brown Street From R-1 to R-3.

Petition was made 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.

#### Approved Rezoning Request – Properties between Schaefer, CSX Railroad, Union and Cronk from RMU-RC to B-2, General Business.

A developer is interested in a property nearby. Rezoning will help to streamline the development process.

## **Approved Rezoning Request - N Michigan/I-675 Corridor From B-1A and RMU-RC to B-2.**

The areas bounded by Court St, State St, Hill St, and Michigan Ave did not fit the characteristics of the RMU-RC Zoning District. North Michigan Avenue, Davenport Avenue, State Street, and I-675 are heavily trafficked. A rezoning to B-2 would help encourage franchise-type businesses to locate in this highly trafficked area.

### **September**

#### **Approved Special Use Permit for Public Assembly (Wedding Venue) - 1446 S Washington.**

The project will create a bed and breakfast (short term rental) and event venue. The bed and breakfast will include 13 rooms in the house for guests. He described how he plans to hold events for up to 75 people and can accommodate another 160-180 people within the garage and covered deck.

### **October**

#### **Approved 3,000 sf expansion of the Boys and Girls Club of Saginaw at 1781 Fordney**

The new building will be constructed over the property line onto YMCA property and there is currently a deal with the YMCA to donate the property to the city, this expansion will house all types of youth recreational development.

### **Zoning Ordinance Rewrite**

- 1.** In FY 2025, the Planning and Zoning office, under contract with its consultant Giffels Webster, completed the amendment of the entire Zoning Ordinance to reflect the adoption of the updated Master plan and its corresponding action steps and to develop a new Zoning Ordinance for the City of Saginaw. Highlighted below are some of the changes. Reduced the minimum area of a residential home from 864 sq ft to 600 sq ft
- 2.** Inclusion of Accessory Dwelling Units offering a smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family home
- 3.** Created a MU-1, Mixed Use 1, Form Based, district that offers flexibility to include multi-unit dwellings, live-work, small retail stores, and short-term rentals.
- 4.** Expanding the form-based code within transitioning neighborhoods and developing flexible zoning to encourage redevelopment in those areas that have been abandoned.
- 5.** Included multiple-unit dwellings containing four or fewer units within the use standards for the R-2 zoning district

### Performance Indicator

In FY 2025, Planning and Zoning office, under contract with its consultant Giffels Webster, completed the amendment of the entire Zoning Ordinance to reflect the adoption of the updated Master plan and its corresponding action steps and to develop a new Zoning Ordinance for the City of Saginaw.

The Planning and Zoning Office is charged with working on the action steps identified in the City of Saginaw's 2022 Master Plan. A total of 43 action steps have been completed and another 26 are in process to be completed in FY 2026. A new Master Plan will need to be developed for FY 2027. This process will begin in FY 2026 which will include a housing study and Parks and Recreation Plan.

<b>Key Performance Indicator</b>	<b>FY 2025 Goal</b>	<b>FY 2025 Actual</b>	<b>FY 2026 Projection</b>	<b>FY 2027 Projection</b>	<b>FY 2028 Projection</b>
<b>Review and Update the City of Saginaw's Zoning Ordinance.</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>
<b>Actions Steps - Saginaw's 2022 Master Plan</b>	<b>7</b>	<b>43</b>	<b>26</b>	<b>24</b>	<b>12</b>
<b>Initiate Actions Steps - Update Saginaw's 2027 Master Plan</b>	<b>-</b>	<b>-</b>	<b>20%</b>	<b>80%</b>	<b>-</b>

### Public Participation

All public meeting dates, times, and locations are posted on the City's website to encourage public participation. Every meeting has a public input session giving residents an opportunity to share their concerns with our board members and commissioners.

In 2025, four public hearings were held related to special approvals, zoning changes and variances. Every public hearing is advertised in the local newspaper, on the City's website, in the Clerk's office and postcards are mailed to all residents and property owners within 300 feet of the location of the project being reviewed.

Staff also attend individual neighborhood association meetings when requested when there is a planning/zoning or code enforcement issue/concern, to keep residents informed and assist with implementing solutions.

## Zoning Board of Appeals

### Membership

The City Zoning Board of Appeals is made up of five regular members and two alternate members. The current membership is as follows:

Name	Term Expires
Jack Nash	12/31/2025
Bruce Gale	12/31/2026
Jamie Forbes	12/31/2025
George Copeland	12/31/2026
James Nightingale	12/31/2027
Alternate Member - Vacant	
Alternate Member - Vacant	

### Meetings

Zoning Board of Appeals met twice during 2025.

#### March

##### **Variance Request Approved - 716 Superior Street.**

Request was made to exceed the allowable accessory building size - 716 Superior Street, owner of the property spoke about the proposed Garage and explained that the property next door also has an accessory building of a similar size.

##### **Variance Request Approved - 520 Hayden Street.**

A variance request for a front yard sitting setback and fenestration to meet requirements for the new Team One Credit Union building was approved.

#### November

##### **Property Line Setback Variance Denied - 1419 Davenport Ave, 1414 State Street and 1418 State Street.**

The request is for consideration of a property line setback variance to permit a reduction of the required 40 ft setback by 19.5 ft, closest to Mason St, and allow the redevelopment of the automobile service station. Several letters received from residents opposing the variance request, concerned that a larger

gas station might cause an increase in crime and traffic accidents which are harmful elements to nearby school activities.

### **Permit and Investment Report**

Data derived by Saginaw Future Inc. tracks the millions of dollars generated by business expansions and new attractions within the City of Saginaw. The city has seen varying investment cycles over the last several years:

- 2021: \$156,800,000
- 2022: \$18,179,000
- 2023: \$30,837,786
- 2024: \$14,534,016
- 2025: \$52,587,398

### **2025 Annual Performance (January – December)**

The 2025 calendar year saw a substantial increase in activity and revenue, with 1,279 total permits generating \$411,694.20 in fees.

Permit Type	Total Permits	Fee Total
Building	386	\$260,829.20
Electrical	432	\$57,550.00
Mechanical	344	\$64,647.00
Plumbing	77	\$16,590.00
Demolition (DEMO)	30	\$12,078.00
TOTAL	1,279	\$411,694.20

### **Comparative Analysis: 2024 vs. 2025**

The city's growth is evident when comparing the two most recent years. Total revenue from permits rose from approximately \$267,000 in 2024 to over \$411,000 in 2025, a 54% increase. Building permit revenue alone saw a significant surge, jumping from \$149,000 to over \$268,000, signaling robust construction and renovation activity across the city.