



City Planning Commission
Morley Building, 1 Tuscola St
2nd Floor conference Room
989-754-8222

Minutes

Tuesday, February 24, 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: Yolanda Bland, Carla LaMarr, Jack Nash, Brenda Moore, Charlene Orange, John Milne, and Rachel Weidinger
Absent: Bill Ostash and Floyd Kloc
Staff: Attorney Amy Lusk, Cassi Zimmerman, Abbey Alverson, and Christina McEmber
- III. **Approval of Minutes**
Motion by Commissioner Moore, seconded by Commissioner Nash, to approve the meeting minutes for the regular meeting January 27, 2026. 7 ayes, 0 nays, 2 absent. Motion approved.
- IV. **Approval of Agenda**
Motion by Commissioner Nash, seconded by Commissioner Moore, to approve the agenda for the February 24, 2026 meeting. 7 ayes, 0 nays, 2 absent. Motion approved.
- V. **Public Comment**
No public comment.
- IX. **New Business**
 - a. **(JPCC126-001) Public Hearing – Rezoning 1202 Sheridan Ave, 1008 Atwater St, 1004 Atwater St, and 1303 Cornelia St.** Commissioner LaMarr opened the public hearing. Sean Johnson, representative for WF Investments, LLC, presented the petition to rezone the properties at 1202 Sheridan Avenue, 1008 Atwater Street, 1004 Atwater Street, and 1303 Cornelia Street is to allow for a convenience/grocery store at 1202 Sheridan Avenue. He stated the building is currently used for storage and the proposed store will offer groceries and personal items. He discussed safety, landscaping, and community outreach plans as well as plans to work with the City’s Zoning, Building, and Fire Departments to obtain the proper permits and licenses.

Public Comment - Commissioner LaMarr open the hearing for public comment. Staff McEmber noted she had received a call concerning hours of operation, loitering, and noise, and that she had shared the concerns with the applicant.

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

Motion by Commissioner Moore, seconded by Commissioner Nash to approve Petition JPCC126-001 to rezone 1202 Sheridan Avenue, 1008 Atwater Street, 1004 Atwater Street, and 1303 Cornelia Street from R-1 Low Density Residential to B-1 Neighborhood Business.

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

Questions by Commissioners for the applicant centered around hours of operations, the safety plan, employees, and parking.

Motion by Commissioner Moore, seconded by Commissioner Nash to return to regular order of business. 7 ayes. 0 nays. 2 absent. Motion approved.

Questions by Commissioners for staff centered around permitted uses in surrounding zoning districts, rezoning the properties across Atwater Street, previous permitted uses at 1202 Sheridan, and the permitted uses that would be allowed if the rezoning is approved.

Original motion to approve the rezoning was considered.

Roll Call Vote:

John Milne – Aye

Charlene Orange – Aye

Brenda Moore – Aye

Jack Nash – Aye

Yolanda Bland – Aye

Rachel Weidinger – Aye

Carla LaMarr – Nay

6 ayes. 1 nay. 2 absent. Motion approved.

- b. (J26-2854) Public Hearing- Special Land Use for Mining and Extraction 1827 N 1st St.** Commissioner LaMarr opened the public hearing. Tom Miller from Saginaw Future represented Michigan Resources, LLC to request special land use approval for a commercial brine extraction well in the General Industrial (I-2) Zoning District. He described the project and the surrounding land uses. He stated the well will be permitted and regulated by EGLE for environmental protection, groundwater safety, construction, and operation, and will bring private investment to the city.

Public Comment - Kevin Jensen from J&M Energy also represented Michigan Resources, LLC and explained the well will be drilled to 4,300 ft to produce brine for dust control and ice mitigation on roadways. Darrick Huff from Spicer Group, represented Michigan Resources, LLC and explained Spicer Group coordinated the development of the site plan with the developer.

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

Motion by Commissioner Moore, seconded by Commissioner Nash to approve with conditions the special land use petition to develop and operate a salt brine extraction operation on approximately 3 acres at 1827 N 1st Street. Conditions include the following:

- 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 those plans as depicted and presented to the Commission 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. Upon closing, the well must be plugged and abandoned in a manner that protects against contamination and subsidence.**

8. If construction does not begin within one year, the special land use approval will expire and require a new application to recommence.

Commissioner Milne inquired if the operation is supported in the City's Zoning Ordinance as a special land use approval and if the Federal and State governments regulate this type of operation. Staff McEmber affirmed the operation is supported as a special land use approval in the zoning ordinance and the Federal and State governments regulate this type of operation.

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

Questions by commissioners focused on environmental impacts, the city's history with brine wells, well abandonment/remediation, the likelihood of finding sufficient brine, and the well location, operation, and the site plan.

Mr. Miller and Mr. Jensen affirmed the well will be used only to extract brine and nothing will be injected into the well. They also confirmed the first phase of this operation will determine if the brine is at a flow rate and content quality to sell commercially. If it is, the development will proceed to the second phase and will come back before the Planning Commission for approval.

Mr. Jensen stated the operation will be in compliance with EGGLE's regulations and permitting process. He explained this type of well has minimal air quality issues as well as the type of measures put in place to protect the surface water, groundwater, and land. He also explained the process of plugging the well.

Mr. Miller stated there is a request to the city for a mineral rights easement that is limited only to brine. He also stated the first phase is estimated to last one year before proceeding to the second phase. In the second phase, a permanent building will be constructed, which would add a new industry in the city with good paying jobs as well as adding to the tax base.

Mr. Huff stated the site plan was updated to comply with the City's Zoning Ordinance regulation for the distance between the entrance and exit roads. He also explained the entrance did not have radius markings since there should be adequate room.

Motion by Commissioner Moore, seconded by Commissioner Nash to return to regular order of business. 7 ayes. 0 nays. 2 absent. Motion approved.

Original motion to approve with conditions the special land use petition to develop and operate a salt brine extraction operation.

Roll Call Vote:

Yolanda Bland – Aye

John Milne – Aye

Jack Nash – Aye

Brenda Moore – Aye

Rachel Weidinger – Nay

Charlene Orange – Aye

Carla LaMarr - Aye

6 ayes. 1 nay. 2 absent. Motion approved.

- a. **2026-2027 Capital Improvement Plan.** Yolanda Bland, Office of Management and Budget, presented the public capital improvement projects proposed by the city. She requested the Planning Commission review and rank each project using the digital form by March 27, 2026.
- b. **2025 Annual Report.** Staff Alverson presented the 2025 Planning Commission Annual Report. The report outlined the Planning Commission activities in 2025 and included statistics about the Zoning Board of Appeals 2025 activities and the Zoning and Inspections Department's performance.

IX. Old Business

Staff McEmber stated at the Planning Commission's March 24, 2026 meeting, there will be a public hearing for the proposed micro dwelling unit/micro dwelling unit development zoning ordinance and a public hearing for the renaming of Weadock Park.

IX. Adjournment

Motion by Commissioner Nash, seconded by Commissioner Moore, to adjourn the meeting at 7:06 p.m. 7 ayes, 0 nays, 2 absent. Motion approved.

Respectfully submitted,

Christina McEmber, Urban Planner