

**Birch Run Township
Planning Commission
Minutes**

Regular Meeting

21 May 2001

Members Present

Jamie Trevino
Bob Scharrer
David Hinds (abs)
Alan Hunter

Jeff Putnam (abs)
James Totten (abs)
Wyn Wilson

Purpose of Meeting: approve minutes of prior meetings, adopt zoning ordinance language regarding ponds, and to adopt language to specifically include "mini storage" facilities in the B-2 zoning districts.

Enclosures: Amendment A regarding Mini-storage facilities
Amendment B regarding Minor water bodies
Response by Saginaw County Metropolitan Planning Commission

Meeting called to order by Chairman Al Hunter at 7:05 PM.

Minutes of meeting of 20 Apr 2001 were not available to read and approve.

Reviewed proposed changes to zoning ordinance regarding Minor Water bodies and Mini-storage facilities.

Motion by Bob Scharrer: to adopt the proposed changes as reviewed.
2nd by Jamie Trevino:

<u>Vote</u> :	Scharrer	Yes	Hunter	Yes
	Wilson	Yes	Trevino	Yes

The animal section of Buena Vista Township zoning ordinance was mentioned briefly by Chairman Al Hunter. Copies will be distributed to members for review.

Birch Run Township Zoning Map was reviewed by members. Chairman Al Hunter explained the need to have the map updated and corrections made. This project will be forwarded to the Township Office for consideration.

Next Meeting scheduled for July 23, 2001 at 7 PM.

Meeting adjourned at 7:50 PM.

Respectfully submitted:


Alan J. Hunter
Chairman

Approved:

7-23-01

Proposed amendment A

Mini Storage

Section 202. Definitions. (p 7)*

Add:

Mini Storage A structure containing separate storage spaces of varying sizes, leased or rented on an individual basis.

Section 404. Off street parking requirements. / Business and commercial (p 32)*

Add:

14 MINI STORAGE	Five (5), plus one (1) for every employee
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Section 1303 USES PERMITTED BY SPECIAL USE PERMIT. (p 63)

Add:

(13) MINI STORAGE, subject to the site development standards in chapter 16.

Section 1601 INTENT AND PURPOSE (p 75)

Add:

(34) MINI STORAGE 1614(25)

Section 1614 MISCELLANEOUS SPECIAL USES (p 124)

Add:

(24) Mini Storage

- (A) DISTRICT REGULATIONS. All district regulations of the B-2 district shall apply to Mini Storage except as otherwise provided herein.
- (B) LOCATION. Mini Storage in the B-2 district shall be located on arterial roads.
- (C) DIMENSION REQUIREMENTS. Storage spaces may vary between 30 and 400 square feet in size. The maximum height of any building may not exceed one story or fifteen (15) feet in wall height. Multiple buildings on one site must be at least eighteen (18) feet apart. All internal circulation must be on hard surfaces, at least eighteen (18) feet in width.
- (D) SETBACKS. The minimum front, side and rear yards shall conform to all district regulations. All sites abutting residential uses shall be developed so that access to storage facilities on the sides abutting residential uses face the interior of the site. No access to the rear of the building(s), by vehicle, shall be allowed on sites abutting residential uses. Where lights from vehicles can shine on residential uses from anywhere on the site, the residential use shall be screened by a completely obscuring fence, berming or landscaping.
- (E) USE OF BUILDING. All Mini Storage must be entirely contained within the building(s) and in no way visible or otherwise apparent from outside the building. No retail commercial or manufacturing operations of any kind may be carried out inside or outside the building(s). However, separate allowable commercial building(s) may be located at the site.
- (F) MATERIALS ALLOWED TO BE STORED. No hazardous, toxic, flammable or refrigerated products may be stored inside or outside the building(s).
- (G) LIGHTING. All access points to each storage space and driveway must be lighted. All lighting shall be shielded so as to prevent glare to residential uses.
- (H) LANDSCAPING. The property shall be bermed to a height of four (4) feet and landscaped so as to be aesthetically pleasing along road frontage and abutting residential uses.
- (I) FENCING. All exterior fencing shall be partially obscured by landscaping along road frontages and abutting residential uses.

Proposed amendment B
Minor water bodies

Chapter 1614. MISCELLANEOUS USES

(15) MAJOR AND MINOR WATER BODIES

(E) SITE DEVELOPMENT REQUIREMENTS: MINOR WATER BODIES (p 117)

Change the current text of:

- (4) The body of water shall be enclosed by a fence that includes a gate that can be locked and is not less than four (4) feet nor more than six (6) feet in height. The fence shall be galvanized chain-link or other type of fencing that may be approved by the Planning Commission.

To:

- (4) Where the water body is determined by the Planning Commission to be a public hazard, it shall be enclosed by a fence that includes a gate that can be locked and is not less than four (4) feet nor more than six (6) feet in height. The fence shall be galvanized chain-link or other type of fencing that may be approved by the Planning Commission.

*Page numbers included for referencing current text only.



**Saginaw County Metropolitan
Planning Commission**

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May 15, 2001

Al Hunter
Planning Commission Chairman
Birch Run Township
8411 Main Street Box 152
Birch Run, MI 48415

Dear Mr. Hunter,

The Saginaw County Metropolitan Planning Commission reviewed your revisions regarding mini storage and fencing for minor water bodies. The changes look appropriate and we agree with them. Thank you for letting us review them. If you have any questions, please contact myself or Suzanne Kelley at 797-6800.

Sincerely,



William Wright
Planning Director

P.C. approval 5-21-01