



Saginaw Charter Township

Established 1831

AGENDA

**SAGINAW CHARTER TOWNSHIP BOARD OF APPEALS
SAGINAW CHARTER TOWNSHIP HALL
TOWNSHIP BOARD ROOM
4980 SHATTUCK ROAD, SAGINAW, MICHIGAN
WEDNESDAY, APRIL 10, 2024
5:30 P.M.**

- I. Call to Order – Board of Appeals**
- II. Roll Call**
- III. Approval of Board of Appeals Meeting Minutes from March 13, 2024.**
- IV. New Business/Public Hearing (*See Back For Order Of Public Hearing*)**

A. A-24-02-- Consumers Energy is requesting a variance from Section 1505.1.a. and Section 1505.1.b. of the Saginaw Charter Township Zoning Ordinance to re-develop a gas regulator station on an existing B-1, Office-Business Commercial zoned parcel at 4443 State Street (parcel 23-12-4-21-1204-000) that is +/- 9,950 square feet less than the minimum 18,000 square foot parcel size (+/-8,050 square foot existing parcel size) and 50 feet less in width than the minimum 100 foot wide parcel width requirement (50 foot wide existing parcel). Consumers Energy is also requesting a similar/related variance from the Township's Special Use Permit requirements of Section 2204.5.d.i. which requires gas regulator stations meet the minimum lot area and width requirements of the zoning district in which the property is located.

B. A-24-03-- Consumers Energy is requesting a variance from Section 403.2.D.ii. of the Saginaw Charter Township Zoning Ordinance which requires drives for ingress or egress to be not less than 10 feet from any side or rear property line of nonresidential uses. In this case, applicant is proposing a drive within 1 foot of a side property line at 4443 State Street (parcel 23-12-4-21-1204-000); therefore the variance request is for a 9 foot variance for the ingress/egress drive. Applicant is requesting a similar related variance from Section 1505.2.b. which requires a minimum total side yard setback of 25 feet and minimum individual side yard setbacks of 10 feet on each side. In this case, applicant proposes to have gravel service area up to the property line of both side yards; requiring variances from the 10 foot side yard setback minimum for each side yard and 25 foot total side yard setback minimum.

C. A-24-04-- Consumers Energy is requesting variances from Section 302.6.b.i. and Section 302.6.b.ii. of the Saginaw Charter Township Zoning Ordinance which prohibits fences taller than 3 feet in the front yard and prohibits fences taller than 6 feet in side and rear yard setbacks. In this case, applicant proposes at 4443 State Street (parcel 23-12-4-21-1204-000) an 8 foot tall decorative simulated wrought iron fence across the front of the lot, approximately 45 feet from the front property line and proposes an 8 foot

tall privacy fence along the side property lines from the simulated wrought iron fence to approximately 5 feet from the rear property line and across the rear of the property at that 5 foot rear yard setback distance. As proposed, the proposed 8 foot tall simulated wrought iron and privacy fences encroach approximately 62 feet into the front yard, encroach approximately 5 feet into the rear yard and fully encroach into the side yards (up to the property lines).

D. A-24-05-- Consumers Energy is requesting a variance from Section 314.8.d.i.a. of the Saginaw Charter Township Zoning Ordinance which requires a front yard building setback of 15 feet at 4443 State Street (parcel 23-12-4-21-1204-000). Applicant is also requesting a variance from Section 314.8.d.viii. of the Saginaw Charter Township Zoning Ordinance which requires building height to be a minimum of 18 feet tall. In this case, the proposed building is setback from the front lot line a distance of approximately 107 feet and the height of the building is between 11 and 12 feet tall.

V. Receive and File All Correspondence

VI. Other New Business

VII. Adjournment

Saginaw Charter Township will provide necessary auxiliary aides and services to any individuals with disabilities who plan to attend this public meeting. Persons interested in such services need to contact the Saginaw Charter Township Manager's Office at 4980 Shattuck Road, Saginaw, MI 48603, (989) 791-9800 at least four (4) working days prior to the meeting. In the case of a special meeting where advanced notice for accommodations is not possible, every reasonable effort will be made to accommodate the disabled.

***** Order of Public Hearing:**

- 1. Explanation of request as received by Chairman of Board of Appeals.**
- 2. Comments and explanations by applicant.**
- 3. Questions of applicant by Board of Appeals.**
- 4. Response by applicant and/or applicant's representative.**
- 5. Chairman opens hearing for public comments regarding variance request.**
- 6. Chairman closes hearing to public comments.**
- 7. Consideration of action by Board of Appeals.**