



Meeting Location: Public Safety Building - 8215 Shields Drive

**Thomas Township Zoning Board of Appeals
December 14, 2016 at 4:00 P.M.**

1. Call to order and roll call.
2. Pledge of Allegiance.
3. Approval of Minutes from October 11, 2016
4. Hearings:

A) **Applicant:** Mr. Richard Schmidt

Location: 28-12-3-33-3002-001, 1585 S. Graham Rd., Saginaw, Michigan 48609

Current Zoning: A-2

Explanation: Mr. Richard Schmidt, represented by Mr. Joe Harris, Remax Realty, is requesting variances of Section 12-1-7 (b) of the Thomas Township Zoning Ordinance which regulates Standards For Approval Of Land Divisions within Thomas Township. Figure 5 of Section 9.1 requires a minimum area of 43,560 square feet (one acre) for an Agricultural lot. Based on the requirement of an acre for each parcel, splitting this parcel (which has two dwellings on it) would require a variance of 5,280 square feet. The second variance involves the parcel frontage. The Zoning Ordinance in this case requires that each parcel have a minimum of 150 feet of road frontage but the parent parcel only has 264 feet of road frontage currently, requiring a variance of 36 square feet

- 1) Zoning Administrator explains the ordinance.
- 2) Applicant presents request.
- 3) Public comment: state name and address first.
- 4) ZBA questions the applicant.
- 5) Additional public comment.
- 6) Close public hearing, public comment ends.
- 7) ZBA discussion and deliberation. No public comment.

B) Applicant: Mr. Matthew Spreeman

Location: 28-12-3-04-3012-000, 10884 Dice Rd., Freeland, Michigan 48609

Current Zoning: A-1

Explanation: Mr. Matthew Spreeman is requesting a variance to Section 3.5 (a) and Figure 5 of Section 9.1 of the Thomas Township Zoning Ordinance which regulates required side yards within the A-1 Zoning District. The variance requested is to rebuild a detached garage destroyed by fire. If granted a variance of fourteen feet (14') would be necessary.

- 1) **Zoning Administrator explains the ordinance.**
- 2) **Applicant presents request.**
- 3) **Public comment: state name and address first.**
- 4) **ZBA questions the applicant.**
- 5) **Additional public comment.**
- 6) **Close public hearing, public comment ends.**
- 7) **ZBA discussion and deliberation. No public comment.**

5. **Old Business - None**

6. **New Business**

A) **2017 Zoning Board of Appeals Meeting Schedule.**

7. **Adjournment**

Thomas Township will provide the necessary reasonable auxiliary aids and services to any individuals' with disabilities who plan to attend this public meeting. Persons interested in such services need to contact the Thomas Township Manager's office at 249 N. Miller Road, Saginaw Michigan, 48609 by phone (989) 781-0150, or by fax (989) 781-0290 at least five (5) working days prior to the meeting.

**Thomas Township
Board of Appeals Meeting
Citizen Comment Instructions**

Any citizen may address the Thomas Township Board of Appeals during the public hearing portion of any agenda item.

The Board of Appeals Chairman will ask if there is anyone who would like to address the Board of Appeals. If there are multiple people, he will invite you to speak when it is your turn.

You will be asked to stand and state your name and address for the records.

You may then address your issue to the Board of Appeals. In the interest of time, all citizens shall limit their address to three minutes; however, the Board of Appeals Chairman has the right to extend the time limit.