

MINUTES

DRAFT

**THOMAS TOWNSHIP ZONING BOARD OF APPEALS
THOMAS TOWNSHIP PUBLIC SAFETY BUILDING
8215 SHIELDS DRIVE, SAGINAW, MICHIGAN
MAY 27, 2025
4:00 P.M.**

Members Present

R. Iamurri
M. Lenczewski
D. Milne
R. Desander
C. Monahan

Members Absent

Others Present

D. Sika, Dir. Of Community Dev.
A. Bicigo, Planning Asst./Code Enf.
2 Interested Parties

Iamurri called the meeting to order at 4:00 p.m.

Approval of Minutes:

Motion by Desander, supported by Milne, to approve the minutes of the October 8, 2024 meeting as presented.

VOTE

5 YEAS

0 NAYS

0 ABSENT

MOTION CARRIED

Hearings:

A. Variance Requests at 7648 Gratiot Rd, Saginaw, MI 48609. Parcel # 28-12-3-25-2003-000.

Iamurri opened the public hearing at 4:02 pm.

Steven Goward of 7648 Gratiot presented his request for variances to construct a storage building behind his existing business at 7648 Gratiot Rd. Sika explained that there are three variances necessary to build the storage building due to the unique nature of the property. Due to the narrow property size, a variance of 13 feet from the front yard setback along McCarthy Ln is needed. In addition, a variance to waive the stormwater management review requirements would be needed. It is the opinion of the Township Engineer that the construction of a new building would not significantly impact the discharge of

stormwater from the property. Sika also explained that a variance to the number of parking spaces required for this type of business would also be necessary, as the parcel does not have enough area for the required number of spaces. Dale Stroebel, owner of 7660 Gratiot and 105 McCarthy Ln spoke in support of the requested variances. Questions were asked and answered.

Iamurri explained the use of the checklist to ensure that all applicants for a variance are treated the same and a variance is truly needed. Iamurri read the questions and discussion took place on each and a vote was taken after the discussion of each question. The checklist and the results of the vote on each question are listed below, along with an explanation:

ZONING BOARD OF APPEALS CHECKLIST

(A variance will only be granted if all of the following Basic Condition questions are answered “yes”)

BASIC CONDITIONS

The Zoning Board of Appeals shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, and off-street parking and loading space requirements, provided that all of the Basic Conditions listed below are answered “YES” and one (1) of the Special Conditions listed thereafter can be satisfied;

- 1. Has the Applicant demonstrated that this variance is not contrary to the intent and purpose of the Zoning Ordinance? Explain.**

YES___5___ NO___0___

Milne stated that the variances are necessary to allow use of the property for a business, which is what the property is zoned for.

- 2. Has the Applicant proven that a variance will not adversely impact adjacent properties? Explain.**

YES___5___ NO___0___

There were no issues presented by any neighbors present at the meeting or prior to the meeting.

- 3. Has the Applicant proven that a variance would not produce a nuisance condition to nearby premises? Explain,**

YES___5___ NO___0___

There were no complaints from neighbors, and the applicant is making an effort to improve the stormwater situation.

- 4. Is the basis for the proposed variance unique and not shared by other properties in the same Zoning District throughout the Township? (If the Board of Appeals finds that the hardship is not unique, but common, then an amendment to the zoning ordinance or a re-zoning should be pursued.)**

YES___5___ NO___0___

The parcel in question is an old property with many nonconformities, and is extremely unique in the current zoning context.

5. Has the Applicant shown that a variance will not otherwise impair the public health, safety, or general welfare of the residents of Thomas Township?

YES___5___ NO___0___

There will be very little change to the current condition of the property in this regard.

SPECIAL CONDITIONS

When all of the foregoing Basic Conditions can be satisfied, a variance may be granted when any one of the following Special Conditions can be demonstrated:

1. Are there non-economic practical difficulties or unnecessary hardships, which prevent carrying out the strict letter of this Ordinance? Explain.

YES___5___ NO___0___

There are several difficulties due to the extremely unique nature of the property.

2. Are there unique or extraordinary physical conditions that do not apply to other properties or uses in the same zoning district and were not caused by an act of the applicant? Explain.

YES_____ NO_____

3. Is the variance necessary to preserve a substantial property right possessed by other properties in the same zoning district? Explain.

YES_____ NO_____

Having demonstrated that the requests meet all of the Basic Conditions and one of the Special Conditions of the Zoning Board of Appeals Checklist, motion by Monahan, supported by Lenczewski to approve the requests for the following variances for construction of a storage building at 7648 Gratiot Rd, Parcel # 28-12-3-25-2003-000:

- a) Variance of 13 feet to Section 12.3 Figure 13, minimum front yard setback.
- b) Variance to Section 9-8-2(26) to consider the new pole building an increase in impervious surface of below a 5% and waive the requirement for Stormwater Management Review.
- c) Variance to Section 5.4 Table 9, of 2 parking spaces.

ROLL CALL VOTE:

YEAS: Milne, Iamurri, Lenczewski, Desander, Monahan

NAYS:

ABSENT:

MOTION CARRIED

Iamurri closed the public hearing at 4:29 pm.

Adjournment:

Motion by Lenczewski, supported by Milne, to adjourn the meeting at 4:30 pm.

VOTE	5 YEAS	0 NAYS	0 ABSENT	MOTION CARRIED
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