

**NOTICE OF PUBLIC HEARING
TOWNSHIP OF THOMAS ZONING BOARD OF APPEALS**

PLEASE TAKE NOTICE that a regular meeting of the Township of Thomas Zoning Board of Appeals will be held on Tuesday May 23rd, 2023 **at 4:00 p.m. at the Thomas Township Public Safety Building located at 8215 Shields Drive, Saginaw, Michigan 48609**, at which time and place a public hearing will be held on the following petitions filed with the Township:

A variance request was made by Wendy Buse. She is requesting a variance to allow the 6-foot privacy fence she constructed to remain in the front yard space of her residential property. If granted, the 6-foot privacy fence will be allowed to remain as constructed without modification or relocation. Ordinance 3.2.h. regulates fence height and location within the Thomas Township Zoning Ordinance. It requires that:

No fence shall be erected within any residential front yard greater than forty-eight inches (48") in height without meeting the following standards:

- i. Picket fences shall have a minimum of two inch (2") spacing between each vertical piece of fencing and each vertical piece of fencing shall not be wider than four inches (4").

LEGAL DESCRIPTION OF PROPERTY

N LY 100 FT OF S LY 350 FT OF W LY 90 FT OF E LY 110 FT OF WLY 571 FT OF SW 1/4 OF NW 1/4 -- 0.21 ACRES SEC 25 T12N R3E

COMMON LOCATION

Property is located at 115 Pringle Dr, Saginaw MI, 48609
Parcel #: 28-12-3-25-2052-000

A second variance request was made by Brandon Kulhanek on behalf of David Androl. They are requesting a variance to the front and side yard setback requirements for a parking lot. If granted, they will be allowed to construct a parking lot 11.1 feet into the required front yard setback and 12 feet into the required side yard setback. Ordinance 5.2.h. and 19.2.15.a. regulate parking setbacks within the Thomas Township Zoning Ordinance. They require that:

- h. Setbacks: Parking and loading setback areas shall conform to twenty foot (20') front yard and street side yard requirements and off-street parking shall be no closer to any principal building than five feet (5').

- a. Building and Parking Setbacks. All setbacks must be indicated on the site plan, including those from any and all roads, highways, and right-of-way lines. The Business District setbacks are as follows:

- i. B-1 35 foot front yard, no parking allowed. 12 foot one side, total of 25 feet. 20 foot rear.

LEGAL DESCRIPTION OF PROPERTY

COM 1244 FT E OF N 1/4 COR TH S 112.98 FT TO POB TH E 136.04 FT TO C/L OF RIVER RD TH S ALONG SD C/L OF RIVER RD 221.03 FT TH W 164.07 FT TH N 218.69.67 FT TO POB 0.753 ACRES SEC 10 T12N R3E

COMMON LOCATION

Property is located at 3949 N River Rd, Freeland, MI 48623
Parcel #: 28-12-3-10-1009-104

This is a hearing to solicit comments from interested persons related to these requests. Please attend this hearing to give your comments or you may mail them to the attention of the Zoning Board of Appeals prior to the scheduled meeting date.

The Thomas Township Ordinance and Zoning Map, and all pertinent documents are available for inspection at the Thomas Township Offices, 249 N. Miller Road, Saginaw, Michigan 48609, telephone number (989) 781-0150, during regular business hours. Written and/or oral comments will also be received at the above-named location through the date of the hearing.

Thomas Township will provide 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 Clerk's offices at 249 N. Miller Road, Saginaw, Michigan 48609, (989) 781-0150 at least five 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.

Rod Iamurri, Chairman
Zoning Board of Appeals

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