Draft

SAGINAW CHARTER TOWNSHIP BOARD OF APPEALS
SAGINAW CHARTER TOWNSHIP
FIRE STATION ONE
FEBRUARY 13, 2008
7:00 P.M.

Members Present	Members Absent	Others Present
P. Brucker	M. Faerber	B. Smith, Planner
J. Dambro		M. Mahlberg, Attorney
S. Gerhardt		C. Edlinger,
A. Brady		Recording Secretary

Mr. Brucker called the meeting to order at 7:00 p.m.

Minutes:

Motion by Mr. Gerhardt, supported by Mrs. Dambro, to approve the minutes of November 14, 2007.

VOTE:	4 Yeas	0 Nays	1 Absent M. Faerber	Motion Carried

New Business:

A. **A-08-01** – Draper's Inc. of Saginaw, Michigan is requesting a variance from Section 303.2 of the Saginaw Charter Township Zoning Ordinance to construct an addition to the existing oil change facility which would be located eleven feet (11') from the road right of way where thirty feet (30') is required. (12-4-02-3027-000)

Mr. Rick Keith, a representative from Wolgast Corporation on behalf of Rob Draper, was present to answer any questions. Mr. Keith stated Draper's was proposing the addition of a third oil change bay, closing off the drive area and replacing the drive area with landscaping. Mr. Rob Draper stated Draper's built the existing two (2) bays in 2002 and did an estimate of thirty-three (33) oil changes a day. Currently they are performing approximately 100 oil changes per day and they are over capacity and need a third oil change bay to help alleviate the current number of oil changes being performed.

Mr. Peter Brucker then asked for public comments regarding this proposed variance.

There being no public comments, the public hearing portion of this proposed variance was closed.

Discussion followed among the Board of Appeals members. Mr. Brucker, along with the other members, felt denying the request would create an undue hardship on the property owner. The Board further stated allowing the building addition to be constructed nineteen feet (19') from the right of way is reasonable given the fact that sufficient clear vision remains at the intersection of Automotive Drive and Bay Road.

Motion by Mr. Gerhardt, supported by Mrs. Dambro, to approve variance request A-08-01, finding staff analysis a finding of fact, and approval is contingent upon the following two (2) conditions:

1. Maintenance of the clear vision area at the intersection of Automotive Drive and Bay Road, and;
2. Converting the area now used for parking that would be left (approximately 11 feet) between the edge of the new building and the existing curb/right-of-way should be returned to green space/lawn as eleven feet (11') does not meet the minimum width for circulation drives.

VOTE:	4 Yeas	0 Nays	1 Absent M. Faerber	Motion Carried

Receive and File All Correspondence:

A. A copy of the December 5 and 19, 2007 minutes from the Planning Commission.
B. A copy of the November, December 2007 and January 2008 issues of Planning & Zoning News.

Other New Business:

A. The Board of Appeals members approved the meeting schedule for 2008.
B. Motion by Mr. Brady, supported by Mrs. Dambro, to retain current officers for 2008.

VOTE:	4 Yeas	0 Nays	1 Absent M. Faerber	Motion Carried

Adjournment:

Motion by Mrs. Dambro, supported by Mr. Brady, to adjourn the meeting at 7:27 p.m.

VOTE:	4 Yeas	0 Nays	1 Absent M. Faerber	Motion Carried