

SAGINAW CHARTER TOWNSHIP BOARD OF APPEALS
SAGINAW CHARTER TOWNSHIP HALL
JUNE 13, 2007
7:00 P.M.

Members Present

A. Brady
P. Brucker
M. Faerber
S. Gerhardt
J. Dambro

Members Absent

Others Present

B. Smith, Planner

C. Edlinger
Recording Secretary

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

Minutes:

Motion by Mrs. Dambro, supported by Mr. Faerber, to approve the minutes of May 9, 2007.

VOTE: 5 Yeas 0 Nays 0 Absent Motion Carried

New Business:

- A. **A-2007-05** – Mr. David Gamez of Saginaw, Michigan is requesting a variance from Section 305.4 of the Saginaw Charter Township Zoning Ordinance to construct a 4,032 sq. ft. accessory structure where a 2,782 sq. ft. accessory structure is permitted. (12-3-12-3401-000)

Mr. Gamez stated he lives at 3137 Midland Road and owns approximately 20 cars. He purchased the home at 3931 Hackett Road and stores six (6) cars there. He also owns the wooded lot next door to his home on Midland Road. He stated he disagrees with staff's report and doesn't feel this storage barn (accessory structure) would be out of character with the rest of the surrounding area. Mr. Gamez would like to build a heated, well-designed storage barn that is well lit, nicely landscaped with a possible gated entrance. He would like to continue living in Saginaw Township and store his vehicles on his own property.

Mr. Brucker inquired if the proposed building would be constructed on the flood plain. Mr. Jerry Bergman, Mr. Gamez's architect, stated it would not be on the flood plain and designed it so it would be nicely nestled in the heavily wooded property and would not be seen from the road or surrounding neighbors.

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Mr. Brady stated that if the Board of Appeals granted this variance they would set a precedence for the entire Township. Mr. Gamez has not shown that his property is unique or different from other properties in the Township.

Mr. Brucker than 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.

Motion by Mr. Faerber, supported by Mrs. Dambro, to DENY variance request A-2007-05 as the applicant has not demonstrated any practical difficulties, the applicant is able to construct a detached accessory structure in accordance with the zoning ordinance, and the staff analysis is a finding of fact.

VOTE: 5 Yeas 0 Nays 0 Absent Motion Carried

Receive and File All Correspondence:

1. A copy of the May 16, 2007 minutes from the Planning Commission.
2. A copy of the May 2007 issue of Planning & Zoning News.

Other New Business:

Ms. Smith stated that staff will be re-scheduling Discount Brake and Muffler to the August 8, 2007 meeting as required.

Adjournment:

Motion by Mr. Faerber, supported by Mr. Gerhardt, to adjourn the meeting at 7:26 p.m.

VOTE: 5 Yeas 0 Nays 0 Absent Motion Carried