

**Draft**

**SAGINAW CHARTER TOWNSHIP BOARD OF APPEALS  
SAGINAW CHARTER TOWNSHIP HALL  
DECEMBER 9, 2009  
7:00 P.M.**

**Members Present**

S. Gerhardt  
J. Dambro  
P. Brucker  
M. Faerber  
C. Baldwin

**Members Absent**

**Others Present**

T. Gnatkowski, Planning  
Assistant  
  
C. Edlinger,  
Recording Secretary

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

**Minutes:**

Motion by Mr. Gerhardt, supported by Ms. Dambro, to approve the minutes of May 13, 2009.

VOTE:            5 Yeas            0 Nays            0 Absent            Motion Carried

**New Business:**

- A.     **A-09-05** – Our Saviour Lutheran Church of Saginaw, Michigan is requesting a variance from Section 1005. Minimum Lot Depth of the Saginaw Charter Township zoning ordinance to create a lot 117.5 feet in depth where 130 feet is required. (12-4-16-2309-000)

Mr. Robert Cramer and Mr. Dan Wagner, representatives of the property committee for Our Saviour Lutheran Church, were present to answer any questions. Mr. Cramer explained that the parsonage was built in 1955. Pastors are now choosing their own living quarters and the parsonage is being rented out. The Church would like to separate the parsonage from the church and sell it. It is an added expense and they do not want to be landlords.

Discussion followed among the Board of Appeals members. It was agreed that in order to make the residential lot have a depth of 130' you would have to make the church property more non-conforming. It would take away current parking spaces causing

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parishioners to park on Hemmeter and Weiss causing more parking issues. The size of the parcel would permit the applicant to subdivide this dwelling from the church by extending the lot a total of thirteen feet to the west. The church could adjust the lot line for the proposed parcel by thirteen (13') feet if they would remove thirteen feet of pavement, return it to lawn, and then reinstall the opaque fencing. As the dwelling and its associated "lot" have been maintained as is since 1960, requiring the removal of thirteen additional feet would create a practical difficulty.

Mr. 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.

Motion by Mr. Brucker, supported by Mr. Gerhardt, to grant the request to create a lot (90.46' x 117.30') with the condition that an opaque fence, similar in style and construction to the one that exists now be extended to the front of the building line of the dwelling to adequately shield the home from the adjacent use and to find the staff analysis a finding of fact.

VOTE:            5 Yeas            0 Nays            0 Absent            Motion Carried

**Receive and File All Correspondence:**

- A.     A copy of the May 20, June 3, August 5, September 16 and October 21, 2009 minutes from the Planning Commission.
  
- B.     A copy of the May, June, July, August, September, October and November 2009 issues of Planning & Zoning News.

**Other New Business:**

**Adjournment:**

Motion by Mr. Faerber, supported by Mrs. Dambro, to adjourn the meeting at 7:15 p.m.

VOTE:            5 Yeas            0 Nays            0 Absent            Motion Carried