SAGINAW CHARTER TOWNSHIP BOARD OF APPEALS
SAGINAW CHARTER TOWNSHIP HALL
JUNE 11, 2008
7:00 P.M.

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

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

Mr. Gerhardt informed the Board of Appeals members that Mr. Tithof is a client of his and if the Board felt he should abstain from voting, he would. The Board of Appeals felt there was no conflict of interest due to the nature of the request.

Minutes:

Motion by Mr. Faerber, supported by Mr. Gerhardt, to approve the minutes of February 13, 2008.

VOTE:	4 Yeas	0 Nays	1 Absent Dambro	Motion Carried

New Business:

A. **A-08-03** – Tithof Construction of Saginaw, Michigan on behalf of Block Family LLC of Atlanta, Georgia is requesting a variance from Section 303.2 of the Saginaw Charter Township Zoning Ordinance to encroach within the proposed right of way along Center Road. (12-4-28-2018-000 and 12-4-28-2015-000)

Mr. Jeff Tithof, a representative from Tithof Corporation on behalf of Block Family LLC, was present to answer any questions. Mr. Tithof stated Tithof Construction was taking an old building and bringing it up to code as much as practical. The complex was built in the 1950's and was surrounded at one time by corn fields. Gratiot and Center Roads were 2-lane roads.

Mr. Brucker inquired about the work that has already been started there. Mr. Tithof stated the sewer lines were broken and needed repairs. The actual project will start in late July.

Mr. Brucker stated the property is considered “legal non-conforming”. Generally the Township would require the property to be brought into complete compliance but due to the uniqueness of this property, complete compliance would render the property unusable.

Mr. Brady and Mr. Gerhardt feel the proposal will be beneficial to the Township and a great improvement to the site.

Mr. Faerber inquired about signage for the parcel. The signage on the northeast corner of the parcel will remain.

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

1. Jim Silk, property owner of Edward’s Men's Shop, 900 Stoneham, is concerned with the access road between the Block Plaza and Gratiot Place. He feels there is a traffic problem now and will become worse with the additional tenants in the Plaza. He inquired if they were going to enlarge the parking lot for employee parking and whether or not they could install a turn around in front of Block’s Plaza.

A possible speed table between the Block’s Plaza and Gratiot Plaza was suggested as a possible traffic calming device. The Board of Appeals felt this was a good solution to consider if traffic problems became worse.

There being no further 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 Mr. Brady, to approve variance request A-08-03, finding staff analysis a finding of fact, and approval is contingent upon the following two (2) conditions:

1. Approval of a site plan documenting the proposed site improvements; and,
2. Execution of a mutual access easement agreement between the Plaza and the Township.

VOTE:	4 Yeas	0 Nays	1 Absent Dambro	Motion Carried

Receive and File All Correspondence:

A. A copy of the February 20, April 2 and May 21, 2008 minutes from the Planning Commission.

B. A copy of the February, March and May, 2008 issues of Planning & Zoning News.

Other New Business:

Adjournment:

Motion by Mr. Gerhardt, supported by Mr. Faerber, to adjourn the meeting at 7:31 p.m.

VOTE:	4 Yeas	0 Nays	1 Absent Dambro	Motion Carried