

SAGINAW CHARTER TOWNSHIP BOARD OF APPEALS
SAGINAW CHARTER TOWNSHIP HALL
JULY 14, 2010
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Mr. Brucker stated that most contracting companies do not store their equipment or supplies at the contracting office. Mr. Rychel stated he would prefer to keep his plumbing materials on the property inside the proposed accessory structure. His supplier is just down the road and it would be convenient for his business.

Mr. Brucker stated the verbiage in a B-4, General Commercial zoning states "Contracting and service establishments, including offices and accompanying warehouse or shop area for plumbers, mechanical contractors, home builders and other similar uses or trades, provided:

- a) The parcel is not directly adjacent to any residential development or zoning district.
- b) The outdoor storage of materials and equipment, including trailers, shall be allowed under the following conditions:
 - 1) Outdoor storage shall not exceed 1,000 square feet.
 - 2) All outdoor storage shall be enclosed by an eight-foot opaque fence.
 - 3) Outdoor storage shall not be stored in height over the maximum eight-foot fence.
- c) All vehicles over a one-ton-rated capacity must be stored within an enclosed building.
- d) The gross area of the building used principally for storage, does not exceed 10,000 square feet.
- e) Any prefabrication of materials or products, including equipment repairs, must be within a wholly enclosed building.
- f) The proposed use is designed, constructed, operated and maintained in harmony with adjacent land uses or zoning districts."

A business like yours (Rychel Plumbing) belongs in a B-4, General Commercial zoning district. B-1, Office Business was not meant for contractor's materials and/or trucks.

Mr. Moffett stated he did not think a B-1, Office Business zoning classification was the best fit for this property. Mr. Brucker stated to change zoning or a definition of what is acceptable usage in a B-1, Office Business zoning district would have to go to the Planning Commission. Mr. Moffett inquired if he could still have a plumbing office there and build an accessory structure. Ms. Smith stated yes under the guidelines of the zoning ordinance.

Discussion followed among the Board of Appeals members.

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 Ms. Dambro, to uphold the zoning administrator's decision and the proposed plumbing contractor's establishment is permitted in a B-4, General Commercial zoning district and not in a B-1, Office Business zoning district.

