



Board of Appeals on Zoning Regular Meeting Agenda

Hoyt Library
Mezzanine
505 Janes Avenue

August 5, 2026
6:00 PM

Call to Order

Roll Call

Approval of Minutes

1. Minutes from June 10, 2026

Approval of Agenda

Public Comments

New Business

1. (J26-2871) – Application for a Variance at 403 Waller Street (Public Hearing)
2. (J26-2876) – Application for a Variance at 1808 Veterans Memorial Parkway, 1840 Veterans Memorial Parkway, 1812 Veterans Memorial Parkway, 1740 Veterans Memorial Parkway, 1621 N Washington Avenue, 2621 N Washington Avenue, 1721 Findley Street, and 1831 Findley Street (Public Hearing)
3. (J26-2877) – Application for a Variance at 305 S 18th Street (Public Hearing)

Old Business

Adjournment

Timothy Morales
City Manager

If you are disabled and need accommodation to provide you with an opportunity to participate or observe in programs, services, or activities, please call the Saginaw City Clerk, 1315 S. Washington Ave., 759-1480.



Zoning Board of Appeals

Hoyt Library
505 Janes Avenue

Draft Minutes

Wednesday June 10, 2026

- I. **Call to Order** - Meeting was called to order by Chair Forbes at 6:00 pm.
- II. **Roll Call**
Members Present: George Copeland, Jack Nash and Jamie Forbes
Staff: Christina McEmber and Amy Lusk
- III. **Approval of Minutes**
Motion by Board Member Nash, seconded by Board Member Copeland, to approve the meeting minutes for the regular meeting February 4, 2026. 3 ayes, 0 nays, 0 absent. Motion approved.
- IV. **Approval of Agenda**
Motion by Board Member Nash, seconded by Board Member Copeland, to approve the meeting agenda for the June 10, 2026 meeting. 3 ayes, 0 nays, 0 absent. Motion approved.
- V. **Public Comment**
No public comment.
- VI. **New Business**
 - a. **Public Hearing Case #J26-2859: Consideration of a variance for a property line setback of 4 ft. instead of the required 10 ft. from the lot line and right-of-way at 1443 E. Genesee Avenue.** Chairperson Forbes opened the public hearing. Steve Jordan, Barrett Sign Company, presented the project for a new sign at 1443 E. Genesee Avenue. He explained the property's layout creates a hardship for sign placement due to sign visibility and sightline issues. Mr. Jordan stated the sign will be smaller and positioned farther from the sidewalk than the existing sign, and have a digital display.

Public Comment: Hurley Coleman, Community Action Center, reiterated the sign is ARPA funded and will be an asset to the community.

Motion by Board Member Nash, seconded by Board Member Copeland to close the public hearing. 3 ayes, 0 nays, 0 absent. Motion approved.

Motion made by Board Member Nash, seconded by Board Member Copeland, to approve the variance request for a property line setback of 4 ft. from the lot line and right-of-way. 3 Ayes, 0 Nays, 0 Absent. Motion approved.

Commissioners discussed the proposed sign's location and traffic visibility, and inquired if public comment had been received. Staff stated none had been received.

Nash: Yes, the location of the sign is restricted due to the location of the building.

Copeland: Yes, the location of the sign would be in harmony with the surrounding neighborhood.

Forbes: Yes, the location of the sign would be in harmony with the surrounding neighborhood.

- b. **Public Hearing Case #J26-2858: Consideration of variances to increase the total area of all accessory buildings from 982 square feet to 1,264 square feet, and to increase the height of the accessory building to 17 feet instead of 15 feet and to have two stories instead of one at 1924 Maine Street.** Chairperson Forbes opened the public hearing. Rod Arnst, 335 Superior, presented the case on behalf of the applicant, Paul Jimenez. Mr. Arnst explained he has constructed several garages in the city, including ones that required variances, and referenced 2121 Division, 405 Superior, and 716 Superior. He stated the proposed garage would increase the applicant's property value and improve the neighborhood by providing a place for the applicant to store his vehicles that are currently parked in the driveway under tarps. He noted the garage would be consistent with the neighborhood's character because the length of it would be screened from the street by a fence, and the garage and house share similar proportions. He stated the applicant would remove one of the two existing sheds from the property, and had obtained signatures from the neighbors in support of the project.

Public Comment: Paul Jimenez, owner of 1924 Maine Street, reiterated he spoke with his neighbors about the project, and the proposed garage would enhance the property by allowing him to store his vehicles inside.

Motion by Board Member Nash, seconded by Board Member Copeland to close the public hearing. 3 ayes, 0 nays, 0 absent. Motion approved.

Motion made by Board Member Nash, seconded by Board Member Copeland, to approve the variance requests to increase the total area of all accessory buildings to 1,264 square feet, and to increase the height of the accessory building to 17 feet and to have two stories. 3 Ayes, 0 Nays, 0 Absent. Motion approved.

Commissioners inquired about the location of the fence in relation to the proposed garage.

Copeland: Yes, the location, nature, and height of walls and fences will be such that the proposed use will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

Nash: Yes, the proposed garage will be an asset to the neighborhood, will increase the value of the home, and the storage of the vehicles in the garage will beautify the neighborhood.

Forbes: Yes, the location, nature, and height of walls and fences will be such that the proposed use will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

- c. **Electronic Transmission of Agendas:** Staff McEmber requested direction regarding discontinuing mailed packets in favor of electronic distribution. She explained paper copies would be brought to the meeting.

Motion by Commissioner Nash, seconded by Commissioner Copeland to approve the digital receipt of agenda packets before the meetings and the receipt of paper copies at the meetings. 3 ayes, 0 nays, 0 absent. Motion approved.

VII. **Old Business**

No Old Business.

VIII. **Adjournment**

Motion made by Board Member Nash, seconded by Board Member Copeland, to adjourn the meeting at 6:25pm. 3 Ayes, 0 Nays, 0 Absent. Motion approved.

Respectfully Submitted,

Christina McEmber
Urban Planner



City of Saginaw Zoning Board of Appeals Agenda Item Communication

Date of Meeting: August 5, 2026

Case Number: J26-2871

Brief Description: Variance request for the following:

Written By: Christina McEmber

- 1) Reduce the front yard setback to 13 ft instead of 15 ft
- 2) Reduce the rear yard setback to 13 ft instead of 20 ft

Request: The applicant is requesting variances from §153-3.1.F(4) of the Zoning Ordinance to build a single family house to support quality owner-occupied housing in the City of Saginaw.

Public Comment Received: None as of July 31, 2026.

Property Information:

Property Address	403 Waller Street
Parcel ID	18 1126 00000
Location	Corner of S Hamilton Street and Waller Street
Area	0.138 acres
Existing Zoning	Mixed Use 1 (MU-1)
Existing Land Use	Vacant Land
Future Land Use Map	Neighborhood Commercial

	North	East	South	West
Surrounding Zoning	Mixed Use 1 (MU-1)	Light Industrial (I-1)	Mixed Use 1 (MU-1)	Mixed Use 1 (MU-1)
Surrounding Land Uses	Single-family houses	Warehousing	Single-family houses	Single-family houses
Future Land Use Map	Neighborhood Commercial	Neighborhood Opportunity Zone	Neighborhood Commercial	Neighborhood Commercial

Project Narrative: The applicant is proposing to construct a new 624 square foot single-family house with adequate open space at 403 Waller Street (Parcel ID: 18 1126 00000) (Exhibits A and B). The applicant is requesting two setback variances:

- 1) §153-3.1.F(4): A variance to reduce the front yard setback from 15 feet to 13 feet and a variance to reduce the rear yard setback from 20 feet to 13 feet.

Per §153-7.12(F)(2), Review Standards. In hearing and deciding appeals for variances, the Zoning Board of Appeals shall adhere to all of the following criteria in determining whether practical difficulties exist:

- 1. Strict compliance with the standard would render conformity to this chapter unnecessarily burdensome;**

The driveway would need to be located off of Waller Street to be compliant with the zoning ordinance. However, the property is steeply sloped towards Waller Street (Exhibits C and D). Due to this elevation, the City of Saginaw Department of Public Services advised that a proposed driveway off of Waller Street would more than likely not be approved and recommended the current curb cut off of S Hamilton Street be used for the driveway.

- 2. The particular request would provide substantial justice to the property owner and neighbors, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance;**

The variance would allow the property owner to build a single-family house that would increase property values, aesthetics, and safety within the neighborhood. If the Board decided not to grant the variance, the property owner would not be able to build on the property, and it would remain an overgrown vacant lot.

- 3. The particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures;**

Yes, the front and rear yard setbacks are for the minimum variance necessary to locate the house and driveway on the property.

- 4. The practical difficulty is not based on mere inconvenience or inability to attain a higher financial return;**

No, the practical difficulty is caused by the steep slope on the property.

- 5. The practical difficulty is not self-created by the result of the applicant's own actions or by previous owners of the property;**

The practical difficulty is caused by the steep slope on the property. Previously, there was a house on the property with a driveway off from S Hamilton Street. The previous curb cut remains (Exhibit C). The applicant has not moved any earth on the site.

6. *Special conditions or circumstances are unique or peculiar to the property by reason of exceptional irregularity, narrowness, shallowness, or shape or area such property; or special conditions or circumstances presently exist by reason of exceptional or extraordinary conditions of topography, natural features, or adjacent buildings, structures, or infrastructure; or other extraordinary or exceptional conditions presently exist on the property. These special conditions or unique circumstances are not shared by neighboring properties in the same zoning district.*

The property is steeply sloped and narrow. The slope dictates how the house and driveway can be located on the property, and the narrowness of the lot cannot account for the setbacks and size of the house. In addition, the City of Saginaw Department of Public Services did a preliminary on-site review of the property and determined that the current curb cut off of S Hamilton Street should be utilized instead of creating a new driveway and curb cut off of Waller Street.

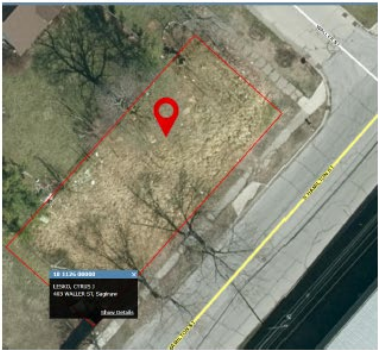
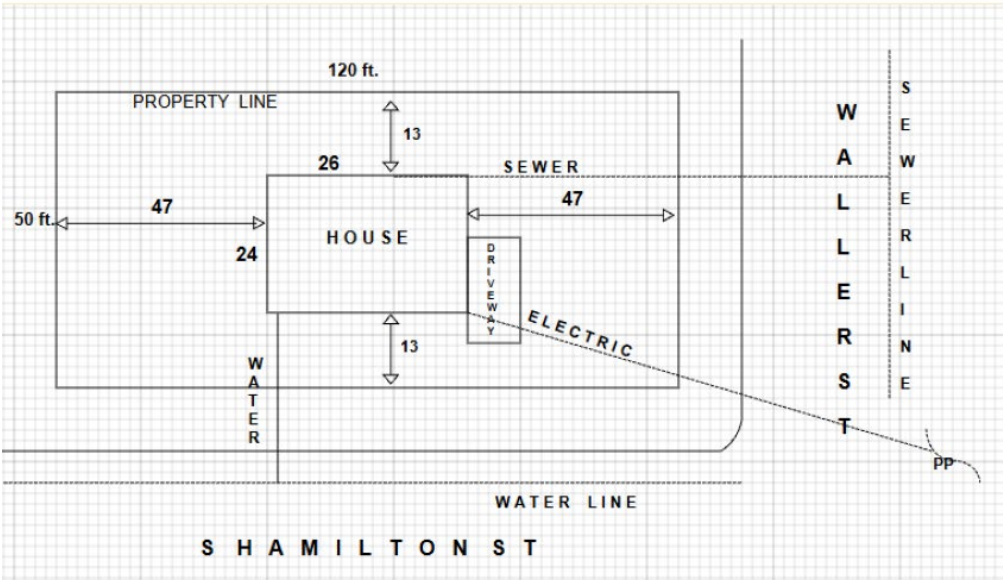
NOTE: EACH BOARD MEMBER MUST STATE THEIR VOTE AND THE REASON.

Exhibit A: Location Map

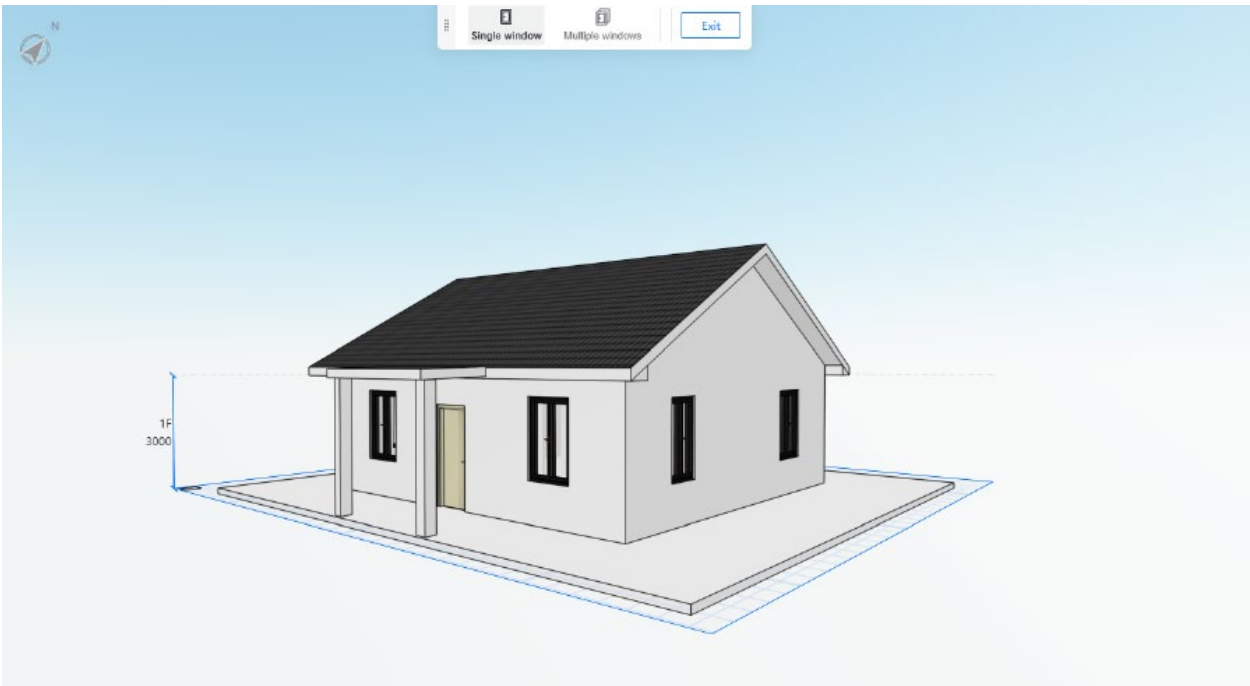
 **Property Location**



Exhibit B: Site Plan and Elevations of Proposed House



LOT INFO	
TOTAL SIZE	6,000 sq. ft.
PARCEL NO.	18 1126 00000
OWNER	Cyrus Lesko
LOT ADDRESS	403 Waller St. Saginaw MI



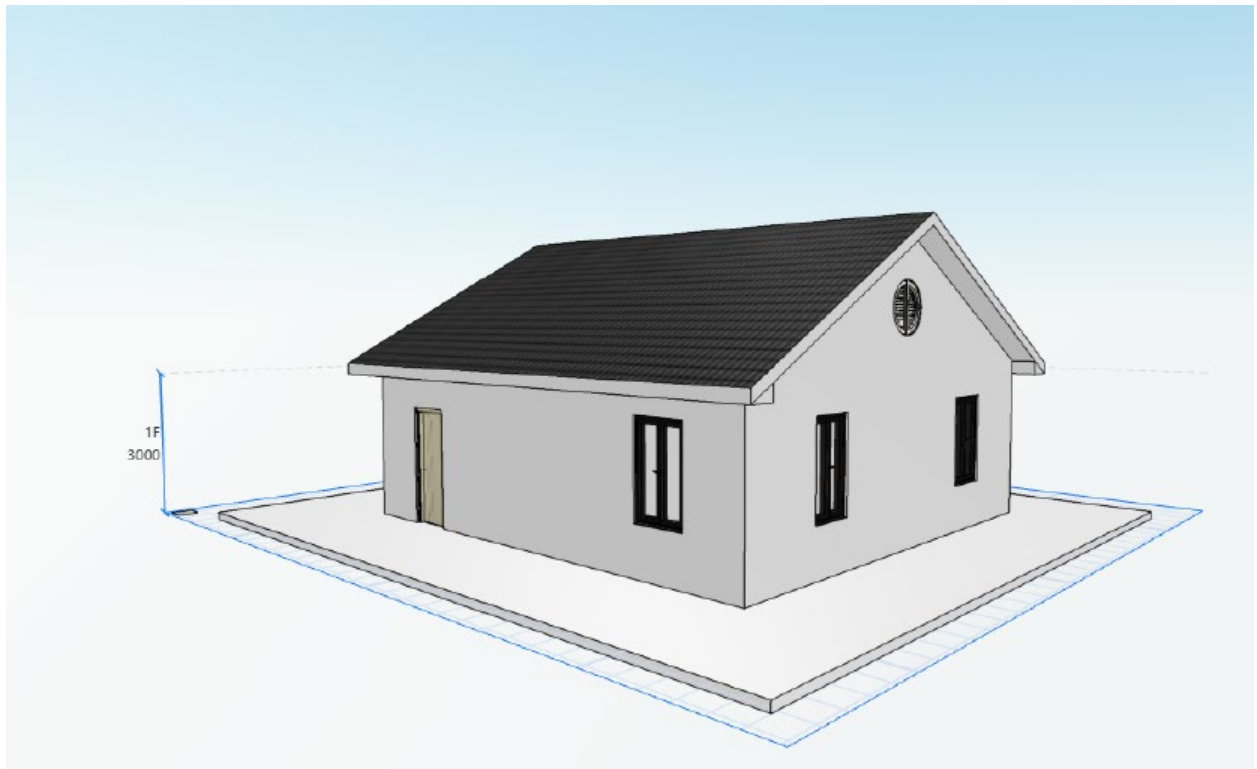
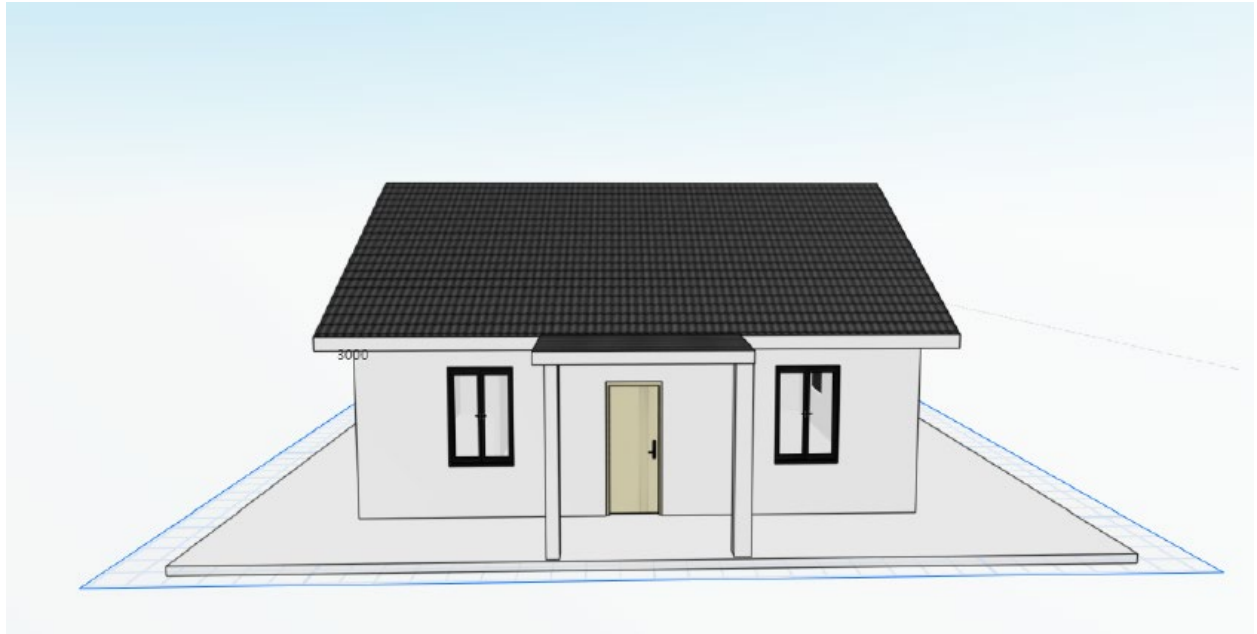


Exhibit C: Pictures



Exhibit D: Topography





City of Saginaw Zoning Board of Appeals Agenda Item Communication

Date of Meeting: August 5, 2026

Case Number: J26-2876

Brief Description: Variance request to increase the maximum building height from 50 feet to 71 feet

Written By: Christina McEmber

Request: The applicant is requesting a variance from §153-3.1.K(4) of the Zoning Ordinance to construct a 38,734 square foot building with a portion of the building's height exceeding the maximum building height requirement of 50 feet.

Public Comment Received: None

Property Information:

Property Address & Parcel ID	1808 Veterans Memorial Parkway (21 0875B00702) 1840 Veterans Memorial Parkway (21 0875B01000) 1812 Veterans Memorial Parkway (21 0875B00900) 1740 Veterans Memorial Parkway (21 0875B00701) 1621 N Washington Avenue (21 0875B00203) 2621 N Washington Avenue (21 0875B00202) 1721 Findley Street (21 0875B00400) 1831 Findley Street (21 0875B00300)
Location	Corner of M-13 and M-81
Area	44.503 acres
Existing Zoning	General Industrial (I-2)
Existing Land Use	Manufacturing, heavy
Future Land Use Map	Industrial

	North	East	South	West
Surrounding Zoning	General Industrial (I-2)	General Industrial (I-2)	Neighborhood Business (B-1)	General Industrial (I-2)
Surrounding Land Uses	Vacant Land, Waste Management	Vacant Land, Public Utility	Truck Repair Shop, Fraternal Organization	Manufacturing
Future Land Use Map	Industrial	Industrial	Industrial, Neighborhood Commercial	Industrial

Project Narrative: The applicant is proposing to construct a new bagging plant at the Menards Industrial Complex, which would include a new 38,734 square foot building (Exhibit A). A portion of the new building's height will be greater than the maximum building height requirement of 50 feet. The building will house equipment for bagging sand and gravel products.

Per §153-7.12(F)(2), Review Standards. In hearing and deciding appeals for variances, the Zoning Board of Appeals shall adhere to all of the following criteria in determining whether practical difficulties exist:

1. Strict compliance with the standard would render conformity to this chapter unnecessarily burdensome;

The proposed building would be required to have a maximum building height of 50 feet. However, the equipment required for the proper bagging of sand and gravel products requires the building's height to be 71 feet.

2. The particular request would provide substantial justice to the property owner and neighbors, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance;

A portion of the proposed building will have a height of 71 feet to accommodate the equipment required to bag sand and gravel products. The equipment will be housed within the building to protect the equipment, ensure efficient operation, minimize visual, noise, and dust impacts on the surrounding properties. The proposed structure will remain compatible with the character of the surrounding industrial area (Exhibit B). Approval of the variance is necessary for the proposed bagging plant to be constructed and operated at this location.

3. The particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures;

Yes, the building height decreases to 28 feet as soon as the equipment allows.

4. The practical difficulty is not based on mere inconvenience or inability to attain a higher financial return;

The practical difficulty is caused by the height of the industry equipment that is required to ensure effective operating conditions.

5. ***The practical difficulty is not self-created by the result of the applicant's own actions or by previous owners of the property;***

The practical difficulty is caused by the height of the required industry equipment.

6. ***Special conditions or circumstances are unique or peculiar to the property by reason of exceptional irregularity, narrowness, shallowness, or shape or area such property; or special conditions or circumstances presently exist by reason of exceptional or extraordinary conditions of topography, natural features, or adjacent buildings, structures, or infrastructure; or other extraordinary or exceptional conditions presently exist on the property. These special conditions or unique circumstances are not shared by neighboring properties in the same zoning district.***

The proposed bagging plant will be located in the Menards Industrial Complex, and will be consistent with the existing industrial character of the area and will not adversely impact surrounding properties.

NOTE: EACH BOARD MEMBER MUST STATE THEIR VOTE AND THE REASON.

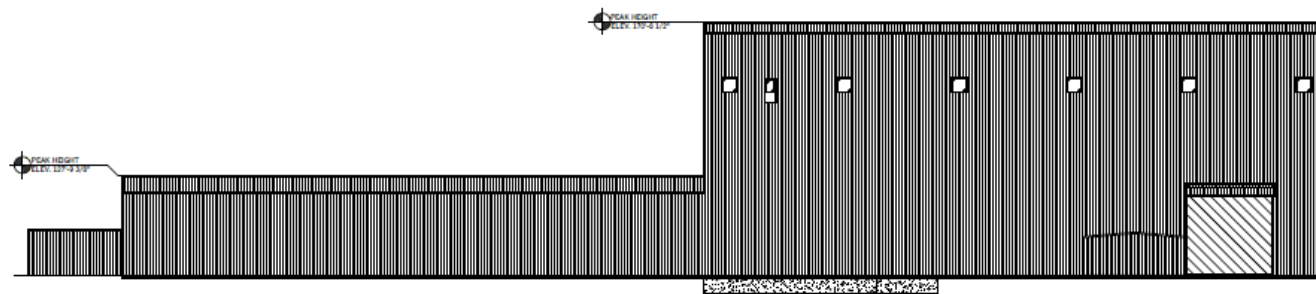
Exhibit A: Location Map

 Property Location

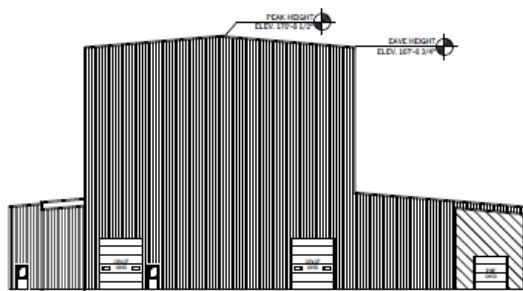


Exhibit B: Site Plan

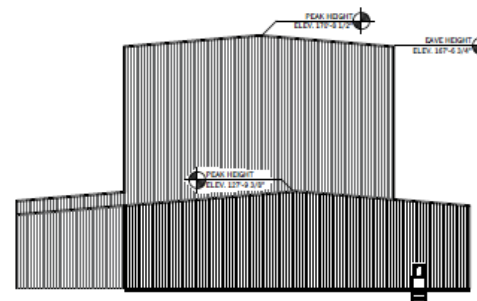




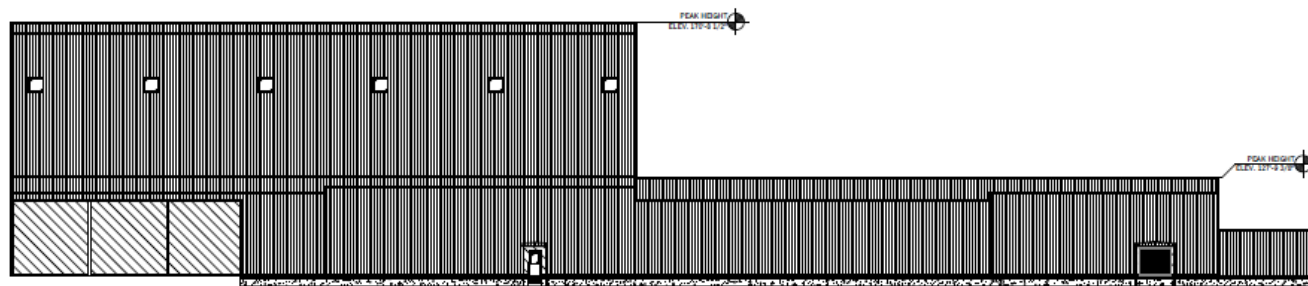
A SOUTH ELEVATION
S-203 SCALE: 1/8" = 1'-0"



B EAST ELEVATION
S-204 SCALE: 1/8" = 1'-0"



C WEST ELEVATION
S-205 SCALE: 1/8" = 1'-0"



D NORTH ELEVATION
S-206 SCALE: 1/8" = 1'-0"

Exhibit C: Pictures



Subject property, south side of subject property



West side of subject property



East side of subject property



City of Saginaw Zoning Board of Appeals Agenda Item Communication

Date of Meeting: August 5, 2026

Case Number: J26-2877

Brief Description: Variance request to reduce the front yard setback to 17 ft instead of 20 ft

Written By: Christina McEmber

Request: The applicant is requesting a variance from §153-3.1.A(4) of the Zoning Ordinance to construct a 234 square foot building.

Public Comment Received: A phone inquiry was received for project clarification. The caller did not have any objections.

Property Information:

Property Address	305 S. 18 th Street
Parcel ID	21 0025 00000
Location	Corner of Janes Avenue and S 18 th Street
Area	0.292 acres
Existing Zoning	Low Density Residential (R-1)
Existing Land Use	Public Utility
Future Land Use Map	Residential

	North	East	South	West
Surrounding Zoning	Medium Density Residential (R-2)	Low Density Residential (R-1)	Low Density Residential (R-1)	Low Density Residential (R-1)
Surrounding Land Uses	Vacant Land	Single-family houses	Railroad Tracks	Railroad Tracks
Future Land Use Map	Residential	Residential	Residential	Residential

Project Narrative: The applicant is proposing to construct a new 234 square foot building at 305 S 18th Street (Parcel ID: 21 0025 00000) (Exhibit A) and is requesting a variance from §153-3.1.A(4) of the Zoning Ordinance to reduce the front yard setback to 17 feet instead of 20 feet. The building will house natural gas equipment to protect it from the elements. The building will not be connected to water or sewer.

Per §153-7.12(F)(2), Review Standards. In hearing and deciding appeals for variances, the Zoning Board of Appeals shall adhere to all of the following criteria in determining whether practical difficulties exist:

1. *Strict compliance with the standard would render conformity to this chapter unnecessarily burdensome;*

To comply with the zoning ordinance, the proposed building would be required to maintain a 20 foot setback from Janes Street. However, a sewer line traverses the property and is subject to a 20-foot maintenance easement. The easement and the property's irregular shape necessitate the building be located within the required setback.

Since the existing building is situated approximately six feet from the sewer line, the City of Saginaw Department of Public Services has approved a waiver reducing the required 20 foot maintenance easement to six feet.

2. *The particular request would provide substantial justice to the property owner and neighbors, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance;*

Granting the variance would facilitate utility improvements that would enhance the reliability of electrical service for Consumers Energy customers and improve public safety in the surrounding area. Denial of the variance would prevent these improvements, adversely affecting both utility service and public safety.

In addition, Consumers Energy must follow safety and operation requirements that dictate the spacing between equipment, above grade valves, below grade gas lines, and the building.

3. *The particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures;*

Yes, the front yard setback is for the minimum variance necessary to locate the building on the property.

4. *The practical difficulty is not based on mere inconvenience or inability to attain a higher financial return;*

The practical difficulty is caused by the irregular shape of the property and the sewer line that traverses the site, which contributes to the limited buildable area.

- 5. *The practical difficulty is not self-created by the result of the applicant's own actions or by previous owners of the property;***

The practical difficulty is caused by the irregular shape of the property and the sewer line that traverses the site, which contributes to the limited buildable area.

- 6. *Special conditions or circumstances are unique or peculiar to the property by reason of exceptional irregularity, narrowness, shallowness, or shape or area such property; or special conditions or circumstances presently exist by reason of exceptional or extraordinary conditions of topography, natural features, or adjacent buildings, structures, or infrastructure; or other extraordinary or exceptional conditions presently exist on the property. These special conditions or unique circumstances are not shared by neighboring properties in the same zoning district.***

The property's irregular shape and the existing sewer line limit the buildable area. As noted above, the existing building is located within the sewer maintenance easement, and the City of Saginaw Department of Public Services has approved a waiver to reduce the maintenance easement to six feet. Even with this waiver, the combination of the sewer easement and required property line setbacks significantly reduces the building envelope, making it impractical to accommodate the proposed building with the setback requirements.

The requested variance is necessary to allow reasonable use of the property and is attributable to the site's unique physical characteristics rather than any action of the property owner. Granting the variance will enable development consistent with the property's intended use, while maintaining the required separation from the existing sewer infrastructure.

NOTE: EACH BOARD MEMBER MUST STATE THEIR VOTE AND THE REASON.

Exhibit A: Location Map

 **Property Location**



Exhibit B: Site Plan

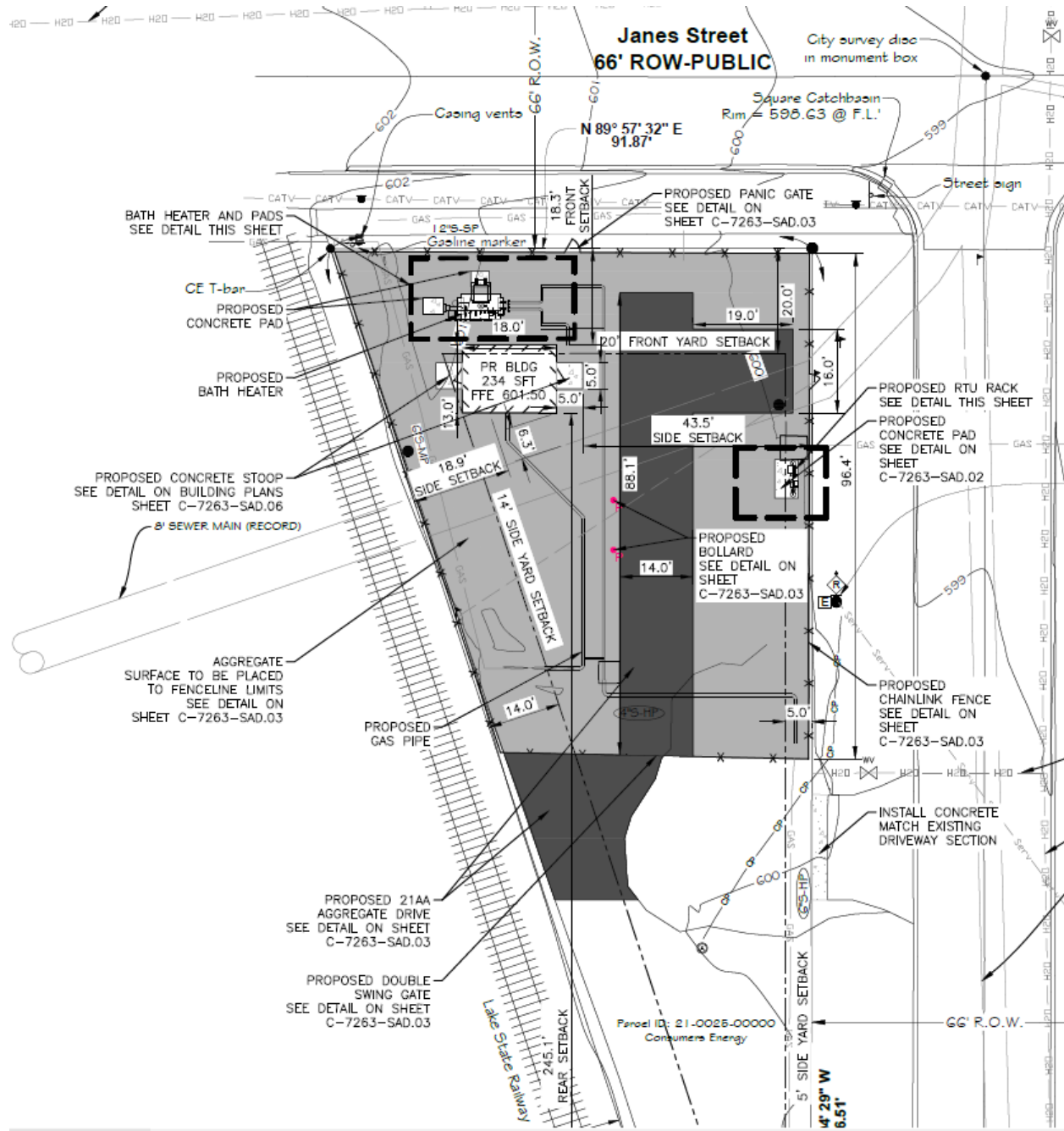


Exhibit C: Pictures



Subject property and west side of property



East side of subject property



South side of subject property



Subject property