



Zoning Board of Appeals
Morley Building
1 Tuscola, 2nd Floor Conference Room

Meeting Minutes
July 2, 2025, Minutes

- I. **Call to Order** - Meeting was called to order by Vice-Chair Nash at 6:00 pm.
- II. **Roll Call**
Members Present: George Copeland, Bruce Gale, Jack Nash and James Nightingale
Members Absent: Jamie Forbes
Staff: Robert Gollin, City Attorney Amy Lusk
- III. **Approval of Minutes.** Motion made by Board Member Copeland, seconded by Board Member Nightingale, to approve the minutes of the March 5, 2025, meeting.
4 Ayes, 0 Nays, 1 Absent. Motion approved.
- IV. **Approval of Agenda.** Motion made by Board Member Copeland, seconded by Board Member Nightingale, to approve the meeting agenda for June 2, 2025.
- V. **4 Ayes, 0 Nays, 1 Absent. Motion approved.**
- VI. **Public Comment.** None
- VII. **New Business**
 - a. **Public Hearing Case #J25-2833. Consideration of a variance to extend driveway into front yard set-back area – 2215 Trenton Street.**

Vice-Chairperson Nash opened the public hearing. Staff Gollin summarized the proposed variance request to extend driveway into the front yard setback area and to permit paving within the public right of way. Martha Stuart, 4352 Bay Road, Suite 141, Saginaw, MI, owner of the property at 2215 Trenton St, spoke about the request. She stated that she was unaware that this was a violation and requesting that the Board allow her to keep the concrete area. Amy Tiehauf, 2215 Trenton, Saginaw, MI, added that she had requested Ms Stuart to install the additional concrete during a time of illness to accommodate guests.

Motion made by Board Member Gale, seconded by Board Member Nightingale to close the public hearing.
4 Ayes, 0 Nays, 1 Absent. Motion approved.

Motion made by Board Member Nightingale, seconded by Board Member Copeland, to approve the variance to variance to extend driveway into front yard set-back area. 4 Ayes, 0 Nays, 1 Absent. Motion approved.

Motion made by Board Member Nightingale, seconded by Board Member Copeland, to rescind that previous motion and vote due to no opportunity for discussion. 4 Ayes, 0 Nays, 1 Absent. Motion approved.

Motion made by Board Member Nightingale, seconded by Board Member

Copeland, to approve the variance to variance to extend driveway into front yard set-back area.

Board Member Copeland asked about the example at 2319 N Mason, where there was an area paved between the curb and the sidewalk. Staff Gollin responded that Engineering granted an exception in that case because Mason Street was being repaved and on-street parking was being removed along that stretch. Board Member Gale asked about clarification about the expansion of the driveway. Staff Gollin responded that the drive was expanded to the south once before, which provided sufficient parking for up to three vehicles, not including the two-car garage. Board member Nash commented that this does set bad precedence for the city and would encourage more residence to pave into the front set-back area.

Gale: No, does not comply with City ordinance

Nash: No, the actions were against City ordinance and creates negative precedence

Nightingale: No, the actions were against City ordinance and creates negative precedence.

Copeland: No the actions were against City ordinance and creates negative precedence.

0 Ayes, 4 Nays, 1 Absent. Motion denied.

VIII. **Old Business** None

IX. **Adjournment**

Motion made by Board Member Gale, seconded by Board Member Nightingale, to adjourn the meeting at 6:15 pm.

4 Ayes, 0 Nays, 1 Absent. Motion approved.

Respectfully Submitted
Robert Gollin