



Saginaw Historic District Commission Regular Meeting Agenda

Hoyt Library--Mezzanine
505 Janes Avenue
June 10, 2026
6:00 PM

Call to Order

Roll Call

Approval of Minutes

1. Minutes from February 4, 2026

Approval of Agenda

Public Comments

New Business

1. (J26-2859) – Application for a Variance at 1443 E. Genesee Ave (Public Hearing)
2. (J26-2858) – Application for Variances at 1924 Maine Street (Public Hearing)
3. Electronic Transmission of Agenda

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
Morley Building
1 Tuscola, 2nd Floor Conference Room

Draft Meeting Minutes
February 4, 2026

- I. **Call to Order** - Meeting was called to order by Chair Forbes at 6:00 pm.
- II. **Roll Call**
Members Present: George Copeland, Bruce Gale, Jack Nash and Jamie Forbes
Staff: Christina McEmber, Amy Lusk, Abbey Alverson, Cassi Zimmerman
- III. **Approval of Minutes**
Motion by Board Member Nash, seconded by Board Member Gale, to approve the meeting minutes for the regular meeting July 2, 2025. 4 ayes, 0 nays, 0 absent. Motion approved.
- IV. **Approval of Agenda**
Motion by Board Member Nash, seconded by Board Member Gale, to approve the meeting agenda for the February 4, 2026 meeting. 4 ayes, 0 nays, 0 absent. Motion approved.
- V. **Election of Officers for 2026**
Board Member Nash nominated Board Member Forbes to serve as the 2026 Chairperson. **Motion by Board Member Nash, seconded by Board Member Copeland, to approve Board Member Forbes as the 2026 Chairperson. 4 ayes, 0 nays, 0 absent. Motion approved.**
Board Member Copeland nominated Board Member Nash to serve as the 2026 Vice Chairperson. **Motion by Board Member Copeland, seconded by Board Member Gale, to approve Board Member Nash as the 2026 Vice Chairperson. 4 ayes, 0 nays, 0 absent. Motion approved.**
Board Member Nash nominated Board Member Gale to serve as the 2026 Secretary. **Motion by Board Member Nash, seconded by Board Member Copeland, to approve Board Member Gale as the 2026 Secretary. 4 ayes, 0 nays, 0 absent. Motion approved.**
- VI. **Public Comment**
No public comment.
- VII. **New Business**
 - a. **Public Hearing Case #J26-2852: Consideration of a variance for a property line setback of 8 ft. instead of the required 15 ft. for a new addition.** Chairperson Forbes opened the public hearing. Aaron Comstock from Austin & Associates Architects & Planners represented the property owner. Mr. Comstock described the project for the construction of a new addition on the Corinthian Baptist Church and the need for a variance before the project can continue.

Motion by Board Member Nash, seconded by Board Member Gale to close the public hearing. 4 ayes, 0 nays, 0 absent. Motion approved.

Motion made by Board Member Copeland, seconded by Board Member Nash, to approve the variance request for a property line setback of 8 ft. instead of 15 ft. for a new addition. 4 Ayes, 0 Nays, 0 Absent. Motion approved.

Board members discussed the application. Board Member Copeland clarified the new addition was being constructed where there is current coverage and stated the new addition would support the church during the winter.

Copeland: Yes, the particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures.

Nash: Yes, the particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures. The project will be a good addition in the neighborhood.

Gale: Yes, the particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures.

Forbes: Yes, the particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures.

b. Proposed Meeting Schedule

Motion by Board Member Gale, seconded by Board Member Nash, to approve the 2026 Meeting Schedule. 4 ayes, 0 nays, 0 absent. Motion approved.

VIII. **Old Business**

No Old Business.

IX. **Adjournment**

Motion made by Board Member Nash, seconded by Board Member Gale, to adjourn the meeting at 6:12 pm. 4 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: May 6, 2026

Case Number: J26-2859

Brief Description:

Variance request for a property line setback of 4 ft. instead of 10 ft. for a new sign

Written By: Christina McEmber

Request: The applicant is requesting a variance from §153-5.4(J) of the Zoning Ordinance to allow for the construction of a new sign closer to the lot line and right of way line at 1443 E Genesee Avenue (Parcel ID: 10 0439 00000). The proposed placement will be four (4) feet instead of 10 feet from the lot line and right-of-way line.

Property Information:

Property Address	1443 E Genesee Avenue
Parcel ID	10 0439 00000
Location	Corner of Mott Street and E Genesee Avenue
Area	0.756 acres
Existing Zoning	General Business (B-2)
Existing Land Use	Community Learning Center
Future Land Use Map	General Business

	North	East	South	West
Surrounding Zoning	General Business (B-2)	General Business (B-2)	General Business (B-2)	Medium Density Residential (R-2)
Surrounding Land Uses	Community Garden	Transportation Service	Church	Vacant Land
Future Land Use Map	General Business	General Business	General Business	General Business

Project Narrative: Barrett Sign Company and the Saginaw County Community Center are requesting a variance for the placement of a new sign at 1443 E Genesee Avenue (Parcel ID: 10 0439 00000). The project includes removing the existing nonconforming sign and installing a new, upgraded sign that will be placed at a setback of four (4) feet instead of 10 feet from the lot line and right-of-way line (Exhibit A and B).

According to a site plan from July 1976, the building was constructed approximately 12 feet from the property line along E Genesee Avenue, and a sign was installed approximately 4 feet from the same property line (Exhibit C). The configuration of the building continues to limit feasible sign placement on the property, and the reduced setback is the minimum necessary to accommodate effective signage within the property lines. Strict adherence to the current setback requirement would significantly impair the visibility and effectiveness of the sign, particularly for motorists. It should be noted that since 1976, the sign was moved to be more centrally located in front of the building.

The existing sign is considered a nonconforming sign under the current zoning ordinance and is permitted to continue and be maintained per §153-7.1(G)(1). However, §153-7.1(G)(2) states nonconforming signs shall be changed to another nonconforming sign, or be structurally altered or changed based on shape, size, type or design of the sign unless the changes render the sign conforming.

The proposed sign project will remove an aging nonconforming sign and replace it with a modern, high quality one that will improve aesthetics and information sharing. The proposed sign will not be located where it can obstruct traffic sightlines or pedestrian movement. Furthermore, the proposed placement is consistent with the established character of the corridor, where similar signage is located closer to the roadway. The proposed sign will also support the Saginaw County Community Center's consistent branding and improve communication of services to the public.

A failure of the board to grant the variance would result in diminished sign visibility, increased project costs, and reduce the effectiveness in conveying information to the community.

Considerations: Per §153-7.12(F)(1), *The Zoning Board of Appeals has the power to authorize, upon an appeal, a dimensional variance from the strict application of any provision of this chapter where the strict application of the provisions of this chapter would result in practical difficulties to the owner of such property.*

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:*

- a. Strict compliance with the standard would render conformity to this chapter unnecessarily burdensome;*
- b. 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;*
- c. The particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures;*
- d. The practical difficulty is not based on mere inconvenience or inability to attain a higher financial return;*
- e. The practical difficulty is not self-created by the result of the applicant's own actions or by previous owners of the property;*
- f. 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.

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

Exhibit A: Surrounding Land Use


Surrounding Land Uses
 Site Location



Exhibit B: Existing & Proposed Signs



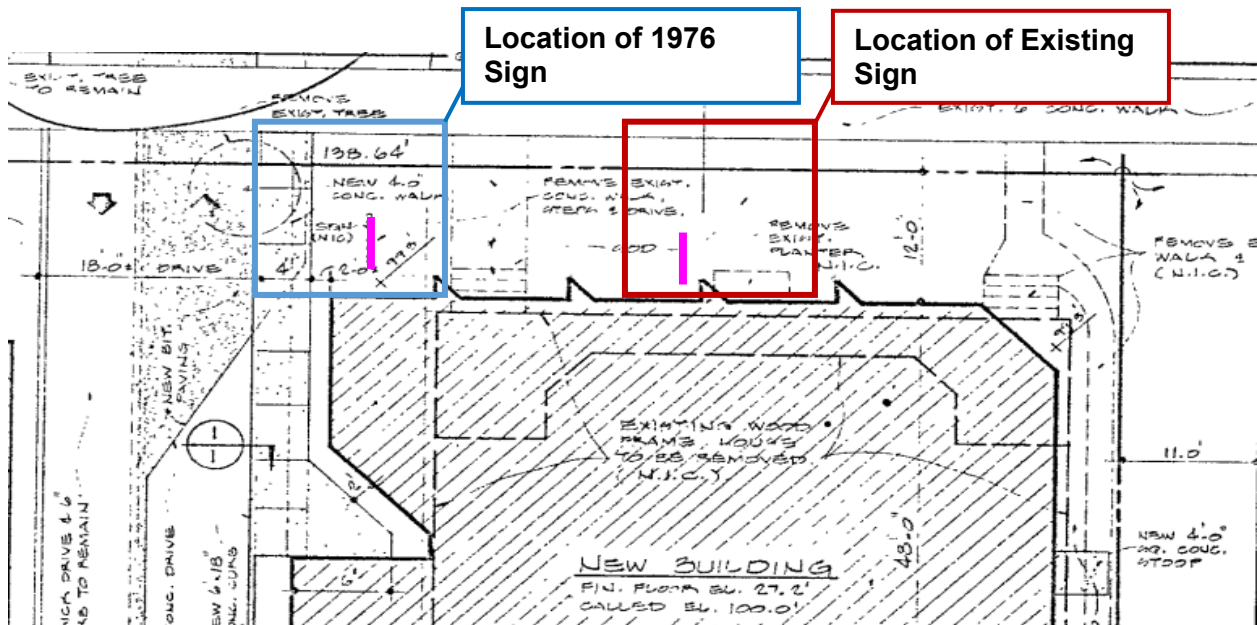
	
<p>Existing Sign</p>	<p>Proposed Sign: 3' x 6' x 16" Sign Cabinet with internal LED light stick with a 12 mm matrix display.</p>

Exhibit C: Sign Location on 1976 Site Plan





South side: Facing building



North side of building



City of Saginaw Zoning Board of Appeals Agenda Item Communication

Date of Meeting: May 6, 2026

Case Number: J26-2858

Brief Description: Variance request for the following:

Written By: Christina McEmber

- 1) Increase the total area of all accessory buildings from 982 sq ft to 1,264 sq ft
- 2) Increase the height of the accessory building to 17 ft instead of 15 ft and to have two stories instead of one

Request: The applicant is requesting variances from §153-5.1(D) and §153-5.1(E)(1) of the Zoning Ordinance to build a 24' x 50' pole barn (garage).

Property Information:

Property Address	1924 Maine Street
Parcel ID	19 0295 00000
Location	Across from C Street
Area	0.224 acres
Max. Lot Coverage (40% max. requirement)	Property would have ~26.3% lot coverage (includes main house, accessory building, swimming pool, and proposed accessory building).
Existing Zoning	Low Density Residential (R-1)
Existing Land Use	Single-Family House
Future Land Use Map	Residential

	North	East	South	West
Surrounding Zoning	Low Density Residential (R-1)	Low Density Residential (R-1)	Low Density Residential (R-1)	Low Density Residential (R-1)
Surrounding Land Uses	Single-family houses	Single-family houses	Single-family houses	Single-family houses
Future Land Use Map	Residential	Urban Venture Area	Urban Venture Area	Residential

Public Comment Received: Concern the proposed accessory building will be used to grow more marihuana on-site, which will contribute to the marihuana odor coming from the property.

Project Narrative: The applicant is proposing to construct a 1,200 square foot accessory building (pole barn/garage) at 1924 Maine Street (Parcel ID: 19 0295 00000) to store and periodically work on his collector cars as well as store his automotive tools (Exhibit A, B, and C). Per §153-5.1(C) of the Zoning Ordinance, the applicant intends to remove one of the two existing accessory buildings from the property. The applicant is requesting variances from the following sections:

- 1) §153-5.1(D): A variance to increase the total area of all accessory buildings on a lot housing a single-family house to 1,264 square feet instead of the maximum 982 square feet (ground floor area of the house).
- 2) §153-5.1(E)(1): A variance to increase the maximum stories of a garage from one story to two stories with an increase in the height from 15 ft. to 17 ft.

The Zoning Ordinance defines an accessory building as a subordinate building to the principal building for which the use is clearly incidental to and serves exclusively the principal building. The ordinance also establishes a proportional relationship between the principal building and the accessory building(s) to ensure the accessory uses remain subordinate. The proposed pole barn/garage would exceed the size of the house, resulting in a skewed proportion between the house and pole barn/garage. The size of the pole barn/garage will also result in it being more prominent than the house, causing the pole barn/garage to not be considered as incidental and secondary to the residential use of the property.

In addition, the variance request to exceed the height and number of stories amplifies the pole barn/garage's incompatibility with the established character of the neighborhood. Increasing the building to two stories with a height of 17 feet will create an accessory building that is not consistent with the typical accessory structures found within the neighborhood. Surrounding accessory buildings are significantly smaller, generally ranging from 109 to 714 square feet, with most between 400 and 550 square feet (Exhibit D and E). The proposed 1,200 square foot pole barn/garage would disrupt the similar look and feel in the neighborhood and may be perceived to be the principal building on the property or a commercial building.

Furthermore, the property does not possess a unique physical characteristic that prevents compliance with the ordinance (Exhibit F). The property and surrounding area is relatively flat and does not present topographical or environmental constraints. The applicant's hardship, the desire to store and work on collector vehicles, does not arise from the land itself.

While the applicant states the accessory building would protect personal property and potentially increase the value of the subject property, these benefits do not take into account the impacts on the adjacent properties and the neighborhood as a whole. The oversized, nonconforming accessory building has the potential to negatively affect neighboring property values and marketability due to the altered views caused by the disproportionate size relationship of the buildings on the subject property.

Finally, §153-5.1(G) states that no accessory building shall be used in any part as an accessory dwelling unit unless it is in accordance with §153-4.6 of the Zoning Ordinance. Under the

ordinance, the proposed 1,200 square foot accessory building has the potential to be converted into an accessory dwelling unit in the future, which would adversely affect the proportional relationship of accessory buildings and principal structures. The current zoning ordinance regulation for the gross floor area of an accessory dwelling is a minimum of 400 square feet, but no greater than 864 square feet, and not more than 40% of the gross floor area of the principal structure (§153-4.6(A)(3)). If converted, the proposed pole barn/garage would be 336 sq. ft. over the maximum gross floor area for an accessory dwelling unit.

A failure of the board to grant the variances would not deprive the applicant of reasonable use of the property. The applicant would retain the ability to construct an accessory building that complies with ordinance standards, including reconfiguring and/or removing existing accessory structures, if desired. The applicant may have additional costs associated with compliance, such as redesign or off-site storage, but these costs do not constitute a practical difficulty under zoning law.

Considerations: Per §153-7.12(F)(1), *The Zoning Board of Appeals has the power to authorize, upon an appeal, a dimensional variance from the strict application of any provision of this chapter where the strict application of the provisions of this chapter would result in practical difficulties to the owner of such property.*

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:*

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

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

Exhibit A: Location Map

 **Property Location**

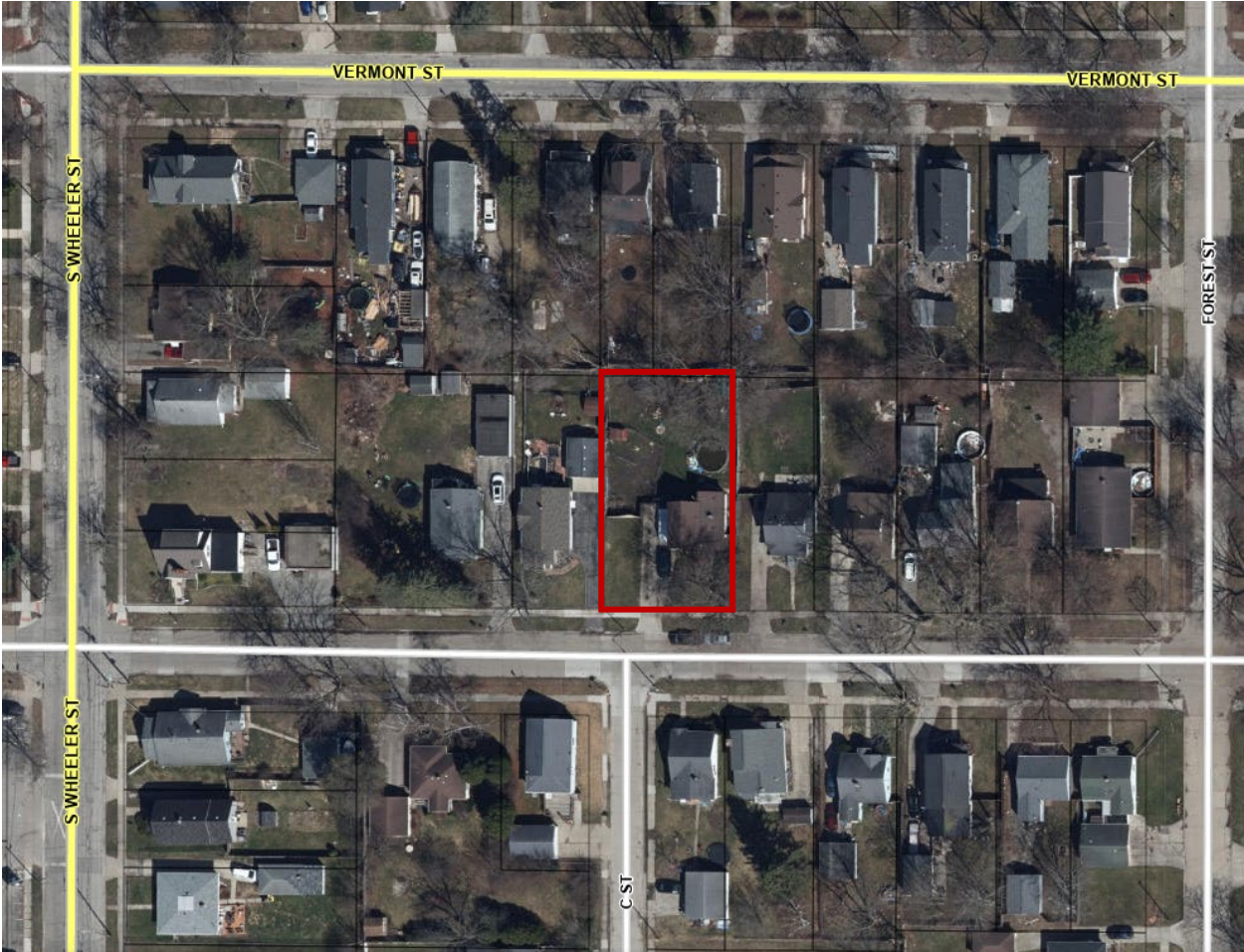
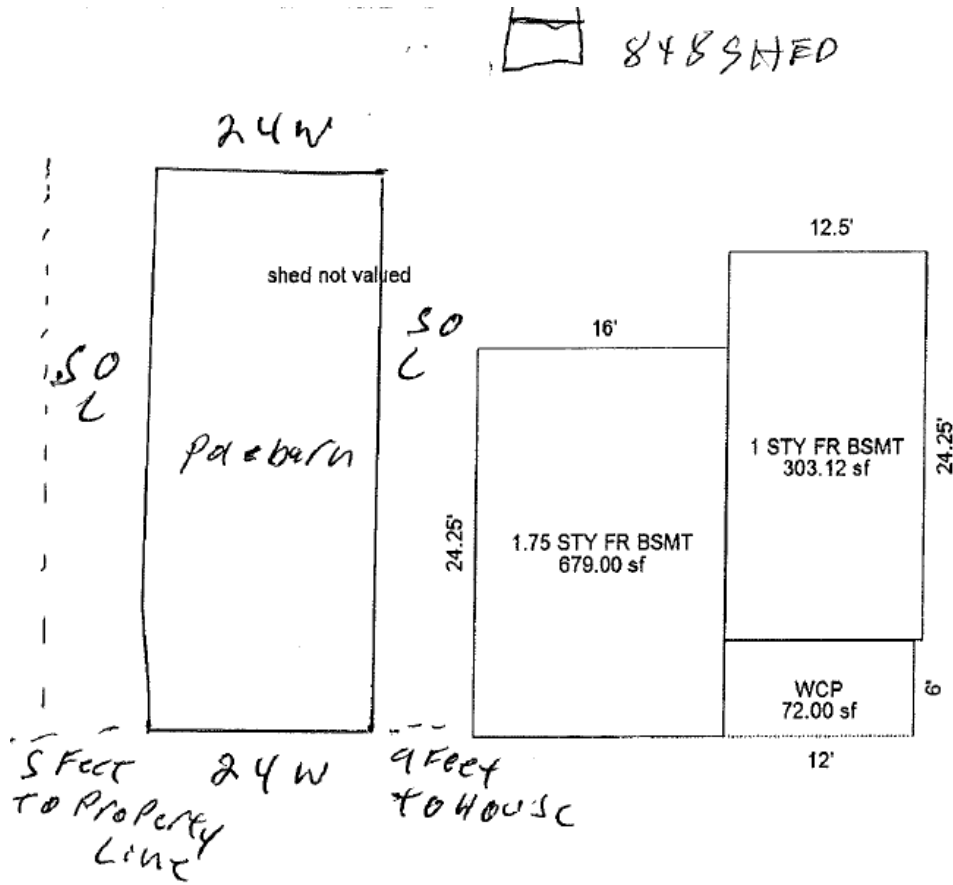
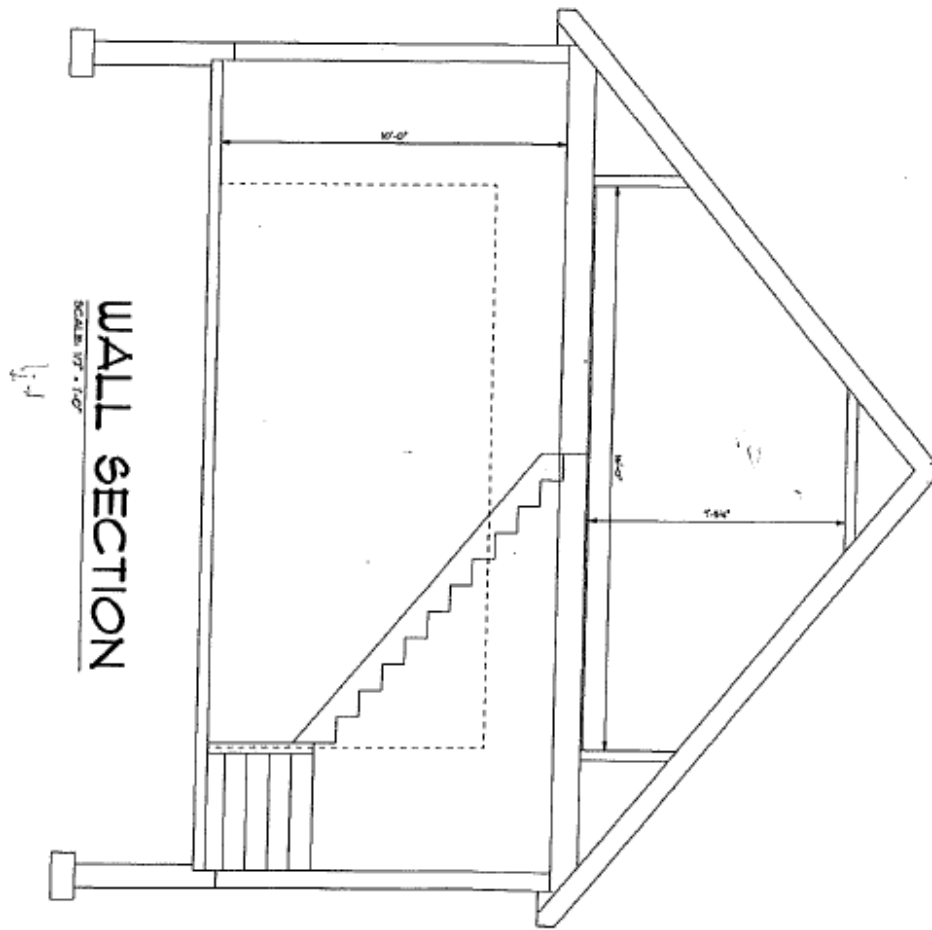


Exhibit B: Site Plan with Proposed 24' x 50' Pole Barn



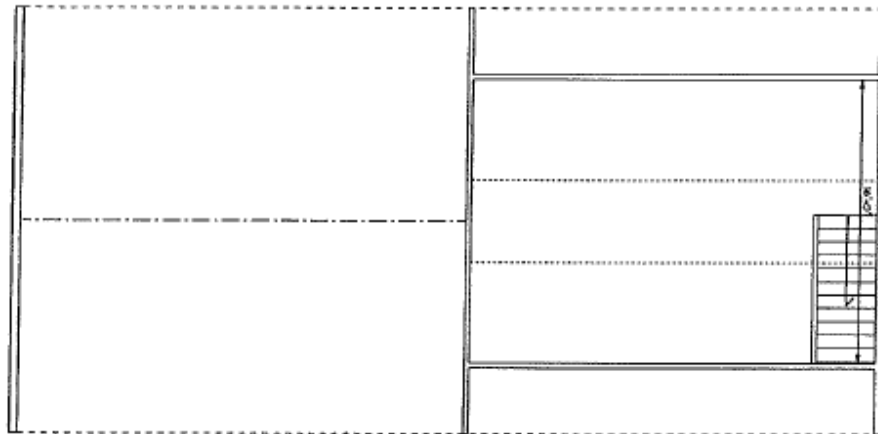


WALL SECTION

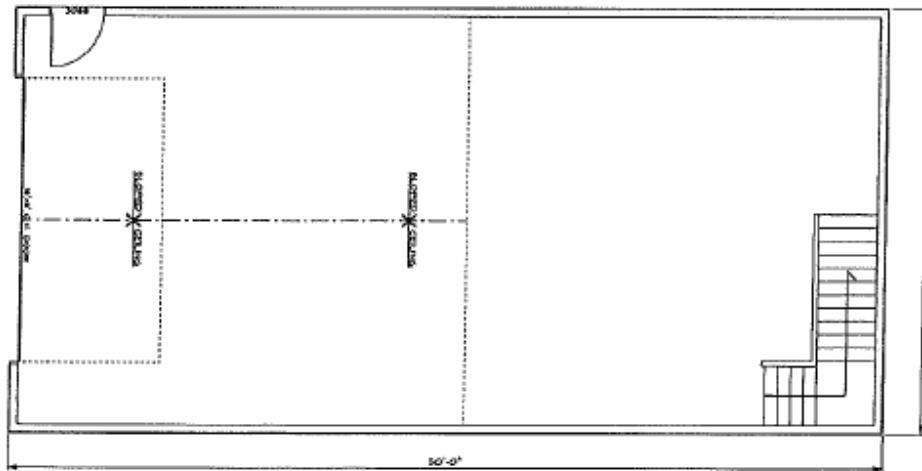
SCALE: 1/4" = 1'-0"

A2	DATE: 11/14/2025 DRAWN BY: [Signature] CHECKED BY: [Signature] PROJECT: [Signature]	VASSAR BUILDING CENTER <small>Our Number 1 reason for being is our customers. We provide the most professional service with the highest quality and at a great price.</small>	1011 N. SAGNAU RD. VASSAR, MI 48168 PHONE: 989-825-8513 FAX: 989-825-2411	www.vbcinc.com WE ARE NOT A BIG BOX STORE WE ARE FAMILY!	Paul Jimenez Stick Built Plan #SB25065
	© 2025 Vassar Building Center, Inc. All rights reserved.				

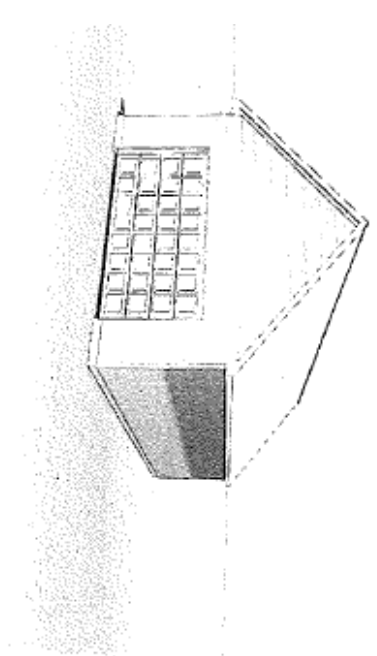
SCALE: 1/4" = 1'-0"
UPPER FLOOR PLAN



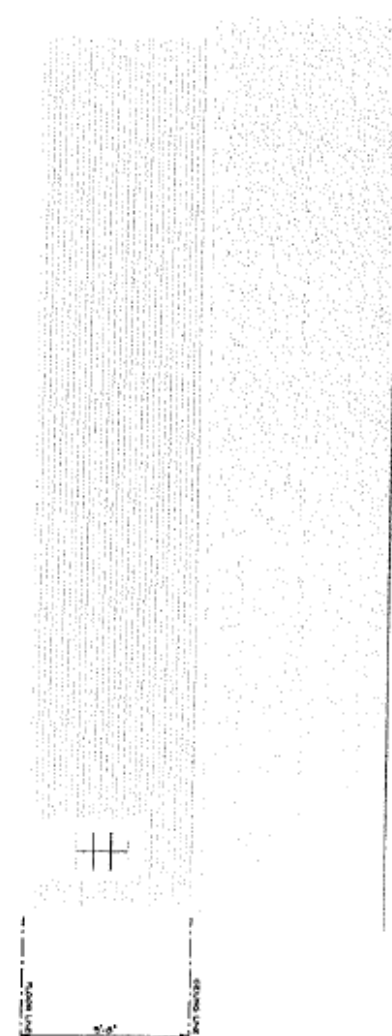
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MAIN FLOOR PLAN



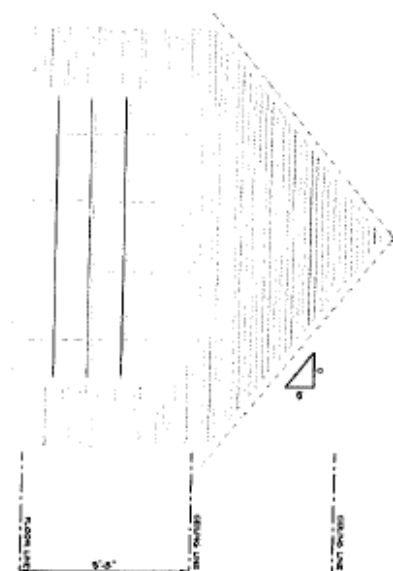
AI	Project No.	VASSAR BUILDING CENTER 1071 N. SAGINAW RD. VASSAR, MI 48768 PHONE: 585-833-8310 FAX: 585-833-2411	IN PLAN Floorlock www.vbcmi.com WE ARE NOT A BIG BOX STORE WE ARE FAMILY!	Paul Jimenez
	Revision #1 Revision #2 Revision #3 Revision #4			Stick Built Plan #SB25065



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



A3	DATE: 11/14/2025 DRAWN BY: [Redacted] CHECKED BY: [Redacted] DESIGNED BY: [Redacted] SCALE: 1/4" = 1'-0"	 VASSAR BUILDING CENTER <small>One Vassar Building Center. To build being reimagined by providing an exceptional customer service experience on projects all over.</small>	1011 W. SIGNAL RD. VASSAR, MI 48168 PHONE: 585-823-8513 FAX: 585-823-2411	www.vbsinc.com Facebook	Paul Jimenez Stick Built Plan #5825065
	WE ARE NOT A BIG BOX STORE WE ARE FAMILY!				

Exhibit D: Surrounding Garage Sizes

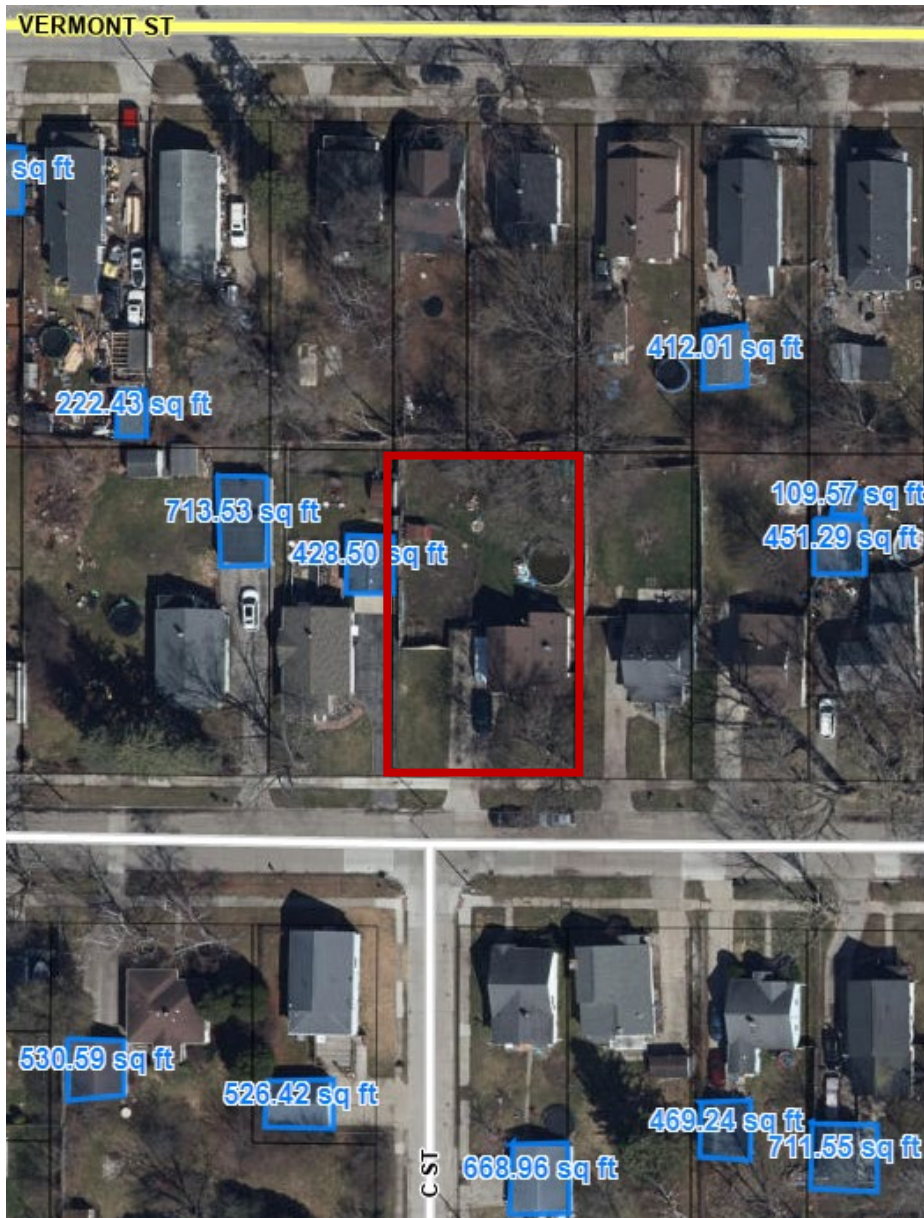


Exhibit E: Pictures



Subject property
House: 982 sq. ft.

Subject property



West side of subject property
Tan House: 768 sq. ft, Green House: 795 sq. ft.

East side of subject property
Blue House: 606 sq. ft., Cream House: 820 sq ft



South side of subject property; White House black shutters: 800 sq ft; White House red shutters: 1,036 sq ft

South side of subject property
Blue House: 1,201 sq. ft.

Location of Proposed Pole Barn (shown with red and orange tape)





Exhibit F: Topography

