SAGINAW CHARTER TOWNSHIP
SAGINAW COUNTY, MICHIGAN

ORDINANCE NO. 809

AN ORDINANCE TO AMEND THE SAGINAW TOWNSHIP ZONING ORDINANCE, ZONING MAP, (ORDINANCE #423 BEING SECTION 602 OF THE SAGINAW CHARTER TOWNSHIP CODE OF ORDINANCES), SAGINAW COUNTY, MICHIGAN

Saginaw Charter Township, Saginaw County, Michigan

ORDAINS:

The Saginaw Township Zoning Ordinance, Saginaw Township, Saginaw County, Michigan be and hereby is amended as follows:

Chapter 3 General Requirements

Add a new subsection 301.3.d) as follows:

d) Existing nonconforming structures shall be deemed to be legal nonconformities if said structure(s):

1. Was properly permitted for construction or was constructed prior to permitting requirements; and

2. Was constructed prior to formboard/foundation survey requirements or did not require submission of a formboard survey prior to construction; and

3. Was issued a certificate of occupancy, or passed a final (last) inspection if a certificate of occupancy was not required or was constructed prior to any applicable final (last) inspection or certificate of occupancy requirement.

Chapter 23 Administration

Insert a New Section 2301.4 as follows and re-number the previous section 2301.4 and 2301.5 to 2301.5 and 2301.6:

4. Form Board/Foundation Survey – In cases where the Community Development Director or designee (e.g. Building Official) has difficulty in verifying that a minimum building setback is being met, a formboard/foundation survey shall be provided to the Township showing that the zoning district setback requirements are met. Cost of survey to be paid by the property owner, builder, or developer. The builder/developer may complete the foundation after given approval by the Building Official to proceed.

Insert New Subsections 2304.3.B(5), (6), and (7) as follows:

(5) A variance from yard area and other dimensional requirements of any zoning district meeting the standards of section 2304.3.G.2.a.

(6) Other technical nonuse variances that occur when an owner or authorized agent can show that a strict application of the terms of the zoning regulations relating to the use of the land will impose unusual and unique difficulties, but not loss of monetary value alone.

Attachment

(7) De-minimus setback variance. A de-minimus setback variance can be granted automatically at the staff level, under certain circumstances, without board approval. This applies in the following circumstances where the setback variance:

a. Is for a structure properly permitted where no form-board survey was required;

b. Is for 1 foot or less from the setback required at the time the structure was constructed or erected on the site; and

c. Is from property line(s) which have not been altered so as to cause or increase the nonconformity.

The foregoing shall be published in the Saginaw News, a newspaper of general circulation in the Charter Township of Saginaw, on the 26th day of February 2026.

This Ordinance shall take effect seven (7) days after the date of publication.

The adopted Ordinance, the Saginaw Charter Township Zoning Ordinance, and Zoning Map are available for public inspection at the Saginaw Charter Township Offices, 4980 Shattuck Road, Saginaw, Michigan 48603, during regular business hours. For further information, please contact the Township Clerk's Office, Saginaw Charter Township Hall, (989) 791-9830.

This ordinance was duly adopted by the Township Board of Saginaw Charter Township on February 23rd, 2026, by the following vote:

ROLL CALL VOTE:

AYES: 6

NAYS: 0

ABSENT: 1

ORDINANCE DECLARED ADOPTED.

Dated: February 23rd, 2026

Gary Fahndrich

GARY FAHNDRICH, Supervisor

Lisa Y. Ingram

LISA Y. INGRAM, Clerk

Attachment

CLERK CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF SAGINAW)

I, **LISA Y. INGRAM**, Clerk of Saginaw Charter Township of Saginaw County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance #809 text amendment, as adopted by the Board at a regular meeting held on the 23rd day of February 2026, after said Ordinance had previously been introduced at a regular meeting of the Board on the 9th day of February, 2026.

I FURTHER CERTIFY that a copy of the forgoing ordinance was published, as appears by proof thereof on file in my office, in the Saginaw News on the 26th day of February 2026; and that all of said proceedings were regular and in accordance with all legal requirements.

Dated: February 23, 2026

LISA Y. INGRAM, Clerk

(Z-26-01)

Attachment