

CHARTER TOWNSHIP OF PORTSMOUTH
NOTICE OF SPECIAL USE PERMIT PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS IN THE CHARTER TOWNSHIP OF PORTSMOUTH

PLEASE TAKE NOTICE that the Portsmouth Township Zoning Board of Appeals will conduct a public hearing on Thursday, October 3, 2024, at 6:00 p.m., in the Township Hall located at 1711 Cass Avenue, Bay City, Michigan 48708, to consider at the request of the potential purchaser of the below described property located at 490 N. Tuscola Road, Portsmouth Township, Bay County, MI 48708, said request being made by the applicant who is potentially going to purchase the property, Mid-Michigan Energy Holdings.

The applicant is requesting several variances since there is an existing gas station located on the corner of Tuscola Road and Youngs Ditch Road and it will have difficulty re-utilizing this property without variances to allow some of the existing setbacks and potentially new setbacks be varied if the Zoning Board of Appeals is convinced there is a practical difficulty and unnecessary hardship.

Section 10 of the Zoning Ordinance details the required setbacks for a convenience store and/or automobile service station. The first variance requested is that the minimum 100-foot setback from the residential district be reduced to a setback of 69 feet from the residential property to the east.

The second variance request is the pump aisles be located no closer than 25 feet from the required front yard green strip. It is being requested to be reduced to the existing 13 feet from Tuscola Road.

The third variance requested is that the pump aisle and canopy be located no closer than 15 feet from the required front yard green strip and they are requesting a variance of the existing 12.6 feet from Tuscola Road.

The fourth variance requested is that the minimum lot area which is required to be 1 acre, be reduced since the existing parcel only has an area of 0.73 acres at the current time.

The building setback from M-15 (Tuscola Road) shall be 100 feet and they are requesting a variance of 46 feet to match the construction and setback of the existing structure.

The building setback from any major street shall be at least 60 feet and they are requesting a variance to reduce the setback from Youngs Ditch Road to 22 feet to match the existing construction which would be a variance of 38 feet.

The seventh requested variance is that parking be permitted within the building setback provided that a 20-foot-wide green strip is maintained adjacent to the right-of-way line. They are requesting a 0-foot-wide green strip along the M-15 right-of-way.

The eighth requested variance is that parking be permitted within the building setback provided that a 10-foot-wide green strip is maintained adjacent to any other major street. They are requesting an 8-foot variance to allow only a 2-foot green strip between this parcel and Youngs Ditch Road.

Section 18.03 of the Ordinance for landscaping requires one tree and one shrub for each 50 feet of green strip along Youngs Ditch Road and two trees plus one additional tree for each fifty feet in length of the green strip and two shrubs per each tree for each 50 feet along M-15 (Tuscola Road).

You are welcome to attend or express your views in writing to the Zoning Board of Appeals. You are also welcome to have others represent you at the hearing. The application and reasoning for the requested variances is on file with the Portsmouth Township Clerk and you may review the same any time Monday – Thursday 9:00 a.m. to 12:00 p.m. excluding holidays.

Portsmouth Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing-impaired and readers for the printed materials being considered at the hearing, to individuals with disabilities at the hearing 10 days’ notice. Individuals requiring auxiliary aids or services should contact the Township by writing or calling:

Judy Bukowski, Clerk, ADA Coordinator
Township of Portsmouth
1711 Cass Avenue
Bay City MI 48708

Dated: _____

Judy Bukowski, Clerk
Township of Portsmouth
Bay County, Michigan