



Zoning Board of Appeals
Public Hearing
Tuesday, April 14, 2026, at 6:00 p.m.

City Hall Commission Chambers
301 Washington Avenue

PLEASE ENTER CITY HALL VIA SAGINAW STREET (REAR) ENTRANCE. DOOR WILL OPEN AT 5:30 P.M.

AGENDA

1. Call to Order
2. Introduction & Roll Call
3. Approval of Minutes of March 10, 2026
4. Public Comment - Non-Agenda Items
5. New Business:

Case Z 26-02 – 905 S. Henry St, James Campau, Carol Campau

- A. The appellant is requesting a use variance from Section 122-192, Table of District Uses of the Bay City Zoning Ordinance. Section 122-192 provides the allowable uses for the M-1 Light Industrial zoning district. A parking lot as primary use is not permitted in the zoning district, and approval of a use variance is required to authorize it.
 - B. The appellant is seeking a dimensional or non-use variance from Section 122-305, Industrial zoning districts schedule of regulations for a zero setback. The regulations require a 20' setback on both sides and the zero-setback variance would allow for the proposed parking lot to fit on the parcel, as the lot is undersized and cannot accommodate the required layout or dimensions that the zoning ordinance typically requires for parking facilities.
 - C. The appellant is seeking a dimensional or non-use variance from Section 122-403 (2), Perimeter Landscaping that requires a 5' landscaped greenbelt. The regulations require a 5' greenbelt on both the north and south portion of the lot. The appellant is proposing a zero setback.
6. Communications
 7. Other Business
 8. Adjourn