

FRANKENLUST TOWNSHIP
NOTICE OF PUBLIC HEARING OF
FRANKENLUST TOWNSHIP ZONING BOARD OF APPEALS

TO: THE RESIDENTS AND PROPERTY OWNERS WITH FRANKENLUST TOWNSHIP

Please take notice that the Frankenlust Township Zoning Board of Appeals will conduct a Public Hearing on **Wednesday, February 8, 2023 at 6:00 p.m. Prevailing time**, in the Meeting Room at the Frankenlust Township Hall, 2401 Delta Road, Bay City, Michigan 48706-9340.

The purpose of this meeting is to consider a request for Lawrence Balli and Elizabeth Clay, representatives of Bay Valley Resort and Conference Center, appealing a determination of the Township Zoning Administrator that a rehabilitation of the “hotel” area of the resort, which would result in the combination of two hotel rooms into a single “suite” is in reality an apartment for purposes of zoning and, therefore, would require a new zoning classification for the property, which allows multiple family dwelling structures or apartment houses.

The property at question is located at 2470 Old Bridge Road, Bay City, Michigan, 48706, and has parcel number 030-002-400-050-00, and has an approximate area or size of 166 acres. However, the application only involves the actual resort or inn itself and does not seek any interpretation or decision regarding the use of the golf course.

The applicant is requesting an interpretation of the ordinance that two rooms combined into one would be suites or “parlor suites” similar to Residence Inns by Marriott that can accommodate families larger than four, or bigger groups of people, and would provide a bedroom, a bathroom, a living area with perhaps a sleeper couch, and a kitchen with a stove, oven, refrigerator, sink and cabinets.

The Zoning Administrator has determined that the pro-

posed combination of rooms is an apartment, not a suite or a hotel room. Zoning for the property at issue is a C-3 general commercial district which generally allows for resorts, campground facilities or conference centers, however, it does not specify that an apartment or multi-family long term dwelling is permitted. The Zoning Administrator has determined that the requested reconstruction into suites is, in fact, permitting of multi-family residential dwellings.

You are welcome to attend or you may express your views in writing or have others attend on your behalf. You may review the application for consideration of appealing the Zoning Administrator’s decision, together with a copy of the Zoning Administrator’s decision and a copy of the zoning ordinance, if you choose, at the offices of the Township Clerk, 2401 Delta Road, Bay City, Michigan, 48706-9340, between the hours of 9:00 a.m. and 11:00 a.m., or 1:30 p.m. and 3:00 p.m., Monday, Tuesday, Thursday or Friday, and excluding holidays. All written communications must be received by the Clerk’s Office prior to the date of the scheduled meeting.

The Township of Frankenlust will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and readers for printed materials being considered at the hearing, to individuals with disabilities who are present at the hearing, upon ten (10) days notice. Individuals requiring auxiliary aids or services should contact the Township by writing or calling: Deborah Fisher, Clerk, Township of Frankenlust, Telephone: (989) 686-5300.

Frankenlust Township
Zoning Board of Appeals
Deborah Fisher, Township Clerk
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