

CITY OF BEAVERTON — NOTICE OF PUBLIC HEARINGS & SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the following public meetings will be held on **Wednesday, May 27, 2026**, at Beaverton City Hall, 128 Saginaw St, Beaverton, MI 48612, to consider various variance requests and administrative actions:

1. Zoning Board of Appeals - Public Hearing @ 6:00 PM

To consider the following variance requests:

- **Case #1: 216 Tonkin St.**
 - **Request:** A dimensional variance from the City of Beaverton Zoning Ordinance, Section 51 (R-1 Residential District), to permit the construction of a single-family dwelling with a footprint of less than the required 1,000 square feet.
 - **Property Location:** 216 Tonkin St., Beaverton, MI 48612
 - **Applicant:** Central Michigan Mutual Properties, LLC
- **Case #2: 218 Tonkin St.**
 - **Request:** A dimensional variance from the City of Beaverton Zoning Ordinance, Section 51 (R-1 Residential District), to permit the construction of a single-family dwelling with a footprint of less than the required 1,000 square feet.
 - **Property Location:** 218 Tonkin St., Beaverton, MI 48612
 - **Applicant:** Central Michigan Mutual Properties, LLC

2. Planning Commission Meeting @ 6:15 PM

The Planning Commission will meet to discuss the Zoning Board of Appeals' (ZBA) decision based on the public hearing held earlier that evening.

3. Special City Council Meeting @ 6:30 PM

The Beaverton City Council will hold a Special Meeting to receive the ZBA's decision and the Planning Commission's **recommendation** for final approval or denial regarding the requested variances.

The purpose of these hearings is to receive public comment regarding these requests for relief from minimum square footage requirements. Documentation regarding these requests is available for review at City Hall during regular business hours.

Any person interested in these requests may appear at the hearings and share their comments. Written comments will be received by the Zoning Department until the close of business on the day of the hearing.

Shannon M. Sirpilla

Beaverton City Manager

Published: [Insert Publication Date]



THE CITY OF
BEAVERTON
M I C H I G A N

128 Saginaw Street • Beaverton, MI 48612
Office: 989.435.3511 • Fax: 989.435.3223 • www.beavertonmi.org

Notice of Public Hearing: Variance Request

Date: May 6, 2026

To: Property Owners within a 300-Foot Radius of 216 Tonkin St.

Dear Neighbor,

This letter is to notify you that a variance request has been submitted to the **City of Beaverton Zoning Board of Appeals** regarding the property located at **216 Tonkin Street**. As a property owner within 300 feet of the project site, you are being informed of the upcoming public hearing to review this proposal.

Project Details

The applicant is seeking a **dimensional variance** from the City's R-1 Residential Zoning requirements (Section 51). Specifically, the request is to allow for the construction of a high-quality, modern single-family dwelling with a footprint of 858 square feet, which is below the current minimum requirement of 1,000 square feet.

Justification for Request

The proposed design is intended to provide efficient and attainable new housing on this city-owned lot. The request is based on the following factors:

- **Unique Physical Circumstances:** The request is specific to this lot, allowing construction that fits its dimensions while maintaining high aesthetic standards.
- **Neighborhood Character:** The use remains strictly residential (R-1) and aligns with many existing homes in the immediate area that may already fall within or below this square footage.
- **Public Interest:** This project transforms vacant land into tax-generating, occupied homes, supporting the City's goals for housing diversity.

Public Hearing Information

The Zoning Board of Appeals will hold a public hearing to consider this request. You are invited to attend and provide comments.

Date: Wednesday, May 27, 2026
Time: 6:00 pm
Location: Beaverton City Hall, 128 Saginaw Street, Beaverton, MI 48612

Written comments may also be submitted to the City of Beaverton Zoning Department prior to the hearing.

Respectfully,

Shannon M Sirpilla
Beaverton City Manager



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Project Details

The applicant is seeking a **dimensional variance** from the City's R-1 Residential Zoning requirements (Section 51). Specifically, the request is to allow for the construction of a high-quality, modern single-family dwelling with a footprint of 960 square feet, which is slightly below the current minimum requirement of 1,000 square feet.

Justification for Request

The proposed design is intended to provide efficient and attainable new housing on this city-owned lot. The request is based on the following factors:

- **Unique Physical Circumstances:** The request is specific to this lot, allowing construction that fits its dimensions while maintaining high aesthetic standards.
- **Neighborhood Character:** The use remains strictly residential (R-1) and aligns with many existing homes in the immediate area that may already fall within or below this square footage.
- **Public Interest:** This project transforms vacant land into tax-generating, occupied homes, supporting the City's goals for housing diversity.

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