

**CHARTER TOWNSHIP OF BANGOR
ZONING BOARD OF APPEALS**

MINUTES OF JANUARY 17, 2023 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 17th day of January, 2023 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, DeShano, LaPlant, Meldrum, Weidner

MEMBER(S) ABSENT: None

Ms. Covaleski called the meeting to order at 6:00 p.m. Roll call was taken. The Pledge of Allegiance was recited.

The first item on the agenda was election of officers. *Ms. DeShano moved to have Sandy Covaleski remain as Chair and JeanAnn DeShano remain as Vice-Chair. Mr. LaPlant seconded the motion. A roll call vote was taken. DeShano-aye, Covaleski-aye, LaPlant-aye, Meldrum-aye, Weidner-aye. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of minutes of the December 20, 2022 regular meeting. *Ms. Covaleski moved to approve the minutes of the regular meeting as presented. Mr. Weidner seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a petition filed by Michael Lewis for property at 3967 N. Euclid which is on the east side of N. Euclid between Wilder and Schumann for the purpose of a variance to have a second wall sign. Property is zoned Commercial.

There was no one present to represent the request.

Ms. Covaleski moved to table the petition filed by Michael Lewis for property at 3967 N. Euclid which is on the east side of N. Euclid between Wilder and Schumann for the purpose of a variance to have a second wall sign until the end of the meeting. Mr. LaPlant seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a petition filed by Joseph Maida for property at 311 Killarney Beach Road which is on the east side of Killarney Beach off of N. Euclid for the purpose of a 252 square foot variance to be 720 square feet (468 is allowed) for a pole barn. Property is zoned Residential.

Mr. Maida stated they purchased the home in 2022. A small shed exists but you cannot park in it. They access the property by easement. They would like to build a 30'x24' garage for parking their cars and for storage. The garage would be in the same location as the existing shed.

Ms. Covaleski stated waterfront lots are restrictive. Mr. LaPlant asked how the property would be drained. Mr. Maida stated the property would be landscaped and drain to the easement.

Building Inspector Tim Mark commented the new building would have to be 5' off the property line with eave troughs. If they want to build closer to the property line, another variance would need to be requested.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition. This portion of Killarney Beach Road is private and not under the jurisdiction of the BCRC.

No comments were received from the Bay County DWS.

No comments were received from the Fire Marshal.

Dave Ferrio of 314 Killarney Beach and owner of the adjacent 310 Killarney Beach stated the proposed garage would not block any views of the bay. The size is consistent with what is in the area. The existing fence will be removed.

There was no one in the audience against the request.

Mr. LaPlant asked what the orientation of the building would be. Mr. Maida stated the 30' would be across the drive. He added they currently have issues backing out of the property.

Mr. LaPlant moved to approve the petition filed by Joseph Maida for property at 311 Killarney Beach Road which is on the east side of Killarney Beach off of N. Euclid for the purpose of a 252 square foot variance to be 720 square feet (468 is allowed) for a pole barn. The size of the lot creates a hardship. The proposed building is of standard size. Ms. Covaleski seconded the motion. A roll call vote was taken. Weidner-aye, DeShano-aye, Covaleski-aye, LaPlant-aye, Meldrum-aye. Five (5) ayes, no (0) nays. The motion passed. The applicant has six months to pull a building permit, or the variance is null and void.

Ms. Covaleski moved to take off the table the petition filed by Michael Lewis for property at 3967 N. Euclid which is on the east side of N. Euclid between Wilder and Schumann for the purpose of a variance to have a second wall sign. Mr. LaPlant seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.

No one was present to represent the request.

Building Official Mark stated the cross on the south side of the building was built into the building and cannot be removed. It was painted over but they would like to cover it.

Mr. LaPlant didn't see a hardship.

Ms. Covaleski moved to postpone until the February 21, 2023 meeting the petition filed by Michael Lewis for property at 3967 N. Euclid which is on the east side of N. Euclid between Wilder and Schumann for the purpose of a variance to have a second wall sign. Ms. DeShano seconded the motion. A roll call vote was taken. Weidner-aye, LaPlant-aye, Meldrum-aye, Covaleski-aye, DeShano-aye. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.

Having no other business before the Board, *Ms. Covaleski moved to adjourn the meeting. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays.* The motion passed and the meeting was adjourned at 6:23 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator