

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

MINUTES OF JANUARY 18, 2022 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 18th day of January, 2022 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Covaleski, DeShano

MEMBER(S) ABSENT: Clements, LaPlant

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. *Mr. Banaszak moved to have Sandy Covaleski remain as Chair and JeanAnn DeShano remain as Vice-Chair. Ms. DeShano seconded the motion. A roll call vote was taken. Covaleski-aye, Banaszak-aye, DeShano-aye, Three (3) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of minutes of the November 30, 2021 special meeting. *Mr. Banaszak moved to approve the minutes of the special meeting as presented. Ms. DeShano seconded the motion. Three (3) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of minutes of the December 21, 2021 special meeting. *Ms. DeShano moved to approve the minutes of the regular meeting as presented. Ms. Covaleski seconded the motion. Three (3) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a petition filed by Jesse Pinson for property at 3524 Boy Scout Road which is on the south side of Boy Scout Road between Euclid and State Park Drive for the purpose of a 3' side yard variance to be 5' (8' is required) and a 30' rear yard variance to be 10' for the approved accessory building. Property is zoned Residential.

No one was present to represent the request. Ms. Covaleski stated the property was on the November special meeting agenda. The variances at that time were approved but some items needed to be cleared up for the record.

Chad Dutton of 3512 Boy Scout asked if the gutters would be put on. Building Official Tim Mark stated they would be.

Jim Lillo from the Bay County Road Commission wrote they have no comment/objection to the petition. The proposed construction is in the back yard, well away from the road and road right-of-way.

The Bay County DWS took no exception.

There was no one in the audience for or against the request.

Mr. Banaszak stated the variance items missed were an oversight.

Ms. Covaleski moved to approve the petition filed by Jesse Pinson for property at 3524 Boy Scout Road which is on the south side of Boy Scout Road between Euclid and State Park Drive for the purpose of a 3' side yard variance to be 5' (8' is required) and a 30' rear yard variance to be 10' for the approved accessory building. Mr. Banaszak seconded the motion. A roll call vote was taken. DeShano-aye, Covaleski-aye, Banaszak-aye. Three (3) ayes, no (0) nays. The motion passed. The applicant has six months to pull a building permit, or the variance is null and void.

The next item on the agenda was a petition filed by Monarch Associates for property at 3865-7 Wilder

Road which is on the north side of Wilder between State Park Drive and Euclid for the purpose of a variance to allow a secondary multi-tenant sign. Property is zoned Commercial.

Ms. Covaleski mentioned a memo presented to them at the December 2021 meeting. She stated there is no conflict of interest for her with this application.

John Eggers of Sign Image represented the request. He explained there are two multi-tenant buildings on the property. Each building has its own address. Currently, there are two signs on the property. The existing large multi-tenant sign would be reduced to a 100 square foot multi-tenant sign. The Enterprise Car sign would be replaced by a 100 square foot multi-tenant sign. Mr. Eggers stated the property is near a very busy intersection and traffic tends to pile up in the area. The new signs will make finding the correct building easier. The sign to the west will be moved easterly to be out of the utilities.

Mr. Eggers commented it was an option to split the property and be allowed to install the two signs, one on each property. It would be time consuming and expensive. The adjacent property currently has 13 signs on it. In summary, they currently have one huge sign and one small sign. They would like two 100 square foot signs.

Jim Lillo from the Bay County Road Commission wrote they have no comment/objection to the petition. The proposed signage is under the jurisdiction of the township.

The Bay County DWS took no exception.

Mitzi Dimitroff was in favor of the request.

Jamie Dobson, representing the Dobson property, stated the memorandum from the attorney objected to the request. There is more information on the site plan, but it is not complete. The application is not complete and does not meet what is required. There is no hardship. The signs are non-conforming and should not be allowed to be enlarged.

Ms. Dobson added one sign is permitted. No practical difficulty exists. The owner will not be prevented from using the property if the variance is denied. There are no unique circumstances. This is self-created.

Ms. DeShano stated the problem is self-created.

Ms. Dobson added the proposed sign will block the vision from the driveway. She added the 13 signs from the adjacent property will be removed. The existing large sign works for the property. One parcel is allowed one sign. Ms. Dobson stated she had concern about losing the sale and asked that the request be denied.

Mr. Eggers agreed the existing sign did work. However, times change. There are two large multi-tenant buildings. They are near a busy intersection. The total square footage of the signs is being reduced. The property could be split and get the same result with the signs. They are trying to make the community nicer by removing the old signs and installing new ones.

Ms. Dimitroff stated the large sign outlived its usefulness. The process to update the signs started prior to the adjacent property being for sale. No one had mentioned to her there was a concern. Ms. Dimitroff explained she would like a sign with the building address and the building's tenants listed on each. The sign proposed on the west end will be moved 4' to the east.

Mr. Banaszak commented each building needed a sign directing someone to the correct place. There are two signs now and the total square footage is being reduced. The west sign is being moved out of the way of utilities and farther from the driveway. Mr. Covaleski stated no view would be blocked. She added there are two 17,000 square foot buildings. The signs will have a cleaner look.

A discussion took place on getting a variance or splitting the property.

Steve Shrumpf asked if the size or location of the signs could change if the variance was granted. Ms. Covaleski stated the Building Official would make sure the signs were installed as approved.

Mr. Banaszak moved to approve the petition filed by Monarch Associates for property at 3865-7 Wilder Road which is on the north side of Wilder between State Park Drive and Euclid for the purpose of a variance to allow a secondary multi-tenant sign. The property is unique as it has two separate multi-tenant buildings each with its own address. There currently are two signs. The total square footage of the signs is being reduced. The west sign is being moved 5' to the east. This is a heavy traffic area and clear signage is needed. Ms. Covaleski seconded the motion. A roll call vote was taken. Banaszak-aye, DeShano-aye, Covaleski-aye. Three (3) ayes, no (0) nays. The motion passed.

Having no other business before the Board, *Mr. Banaszak moved to adjourn the meeting. Ms. Covaleski seconded the motion. Three (3) ayes, no (0) nays.* The motion passed and the meeting was adjourned at 6:37 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator