

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

MINUTES OF FEBRUARY 21, 2023 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 21st day of February, 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

MEMBER(S) ABSENT: Weidner

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 approval of the minutes of the January 17, 2023, regular meeting. *Mr. LaPlant moved to approve the minutes. Ms. DeShano seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a petition filed by Peter Dwan for property at 86 Tobico Beach Road (010-P20-000-005-01) which is on the south side of Tobico Beach between N. Euclid and Little Killarney Beach for the purpose of a 481 square foot variance to be 1,224 square feet (743 square feet is allowed) and a 2' height variance to be 22' for a pole barn (20' is allowed). Property is zoned Residential.

Mr. Dwan stated he was requesting the pole barn to be larger and higher. The drainage will be taken care of with gutters. No drainage will be directed to the neighbors' property. The side yard setbacks are 7' on both sides.

The neighbors had no objections.

Ms. Covaleski stated the Planning Commission is in the process of updating the ordinance for a 25' height change and a 10% of lot coverage for the size of a building. Mr. Dwan also stated he may have a 34' x 34' instead of 36' x 34' building. Ms. Covaleski had no issues and added Mr. Dawn had 6-months to pull a permit.

Jim Lilo from The Bay County Road Commission wrote they have no comment on the petition. This portion of Tobico 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 & Linda Winningham of 82 Tobico telephone they had no objection.

James Solon of 96 Tobico telephoned he had no objections.

Carol Huiskens of 88 Tobico telephoned they had no objection.

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

Ms. Covaleski moved to approve the petition filed by Peter Dwan for property at 86 Tobico Beach Road (010-P20-000-005-01) which is on the south side of Tobico Beach between N. Euclid and Little Killarney Beach for the purpose of a 481 square foot variance to be 1,224 square feet (743 square feet is allowed) and a 2' height variance to be 22' for a pole barn (20' is allowed). The ordinance is being updated to allow a 25' height on accessory buildings. The size of the lot prohibits a larger building. Mr. LaPlant seconded the motion. A roll call vote was taken. Covaleski-aye, DeShano-aye, LaPlant-aye, Meldrum-aye. (4) Four ayes, no (0) nays. The motion passed and the petition has six months to pull a building permit, or the variances are null and void.

The next item on the agenda was a petition filed by Michael Lewis for property at 3967 N. Euclid (010-008-300-050-00) 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. (Postponed at 01/17/23 meeting).

Mr. Lewis stated the marihuana retailer was for recreation use only. The stucco cannot be removed on the building and the second sign will cover up the previous Medical Marijuana sign that is on the south side of the building. The second sign will be the same as the front of the building. Mr. LaPlant said he can see the hardship since it is no longer medical but also stated the sign does not need to be illuminated at night. There is no hardship for it to be lit and could be a distraction.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition. The roadway is under the jurisdiction of MDOT, and signage is covered under Bangor Township ordinances.

MDOT has no comment about the sign.

No comments were received from the Bay County DWS.

No comments were received from the Fire Marshal.

Ms. Covaleski moved to approve the petition filed by Michael Lewis for property at 3967 N. Euclid (010-008-300-050-00) 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. The building will no longer be used for medical use. Mr. LaPlant seconded the motion. A roll call vote was taken. Covaleski-aye, DeShano-aye, LaPlant-aye, Meldrum-aye. (4) Four 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. The motion passed and the meeting adjourned at 6:16 p.m.

Respectfully submitted,



Amy Bellor