

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

MINUTES OF MARCH 21, 2023 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 21st day of March, 2023 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: DeShano, LaPlant, Meldrum, Weidner

MEMBER(S) ABSENT: Covaleski

ALTERNATE MEMBER: Ruff

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

The item on the agenda was a petition filed by JoAnn Landosky for property at 3271 Birchbrook Drive which is on the north side of Birchbrook between Ridgewood and Daybrook for the purpose of a variance to install a 6' privacy fence in the front yard (4' see through fence allowed). Property is zoned Residential.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the petition. Based on the information submitted, the 6' privacy fence is at/just outside the road right-of-way and will not interfere with BCRC maintenance activities.

No comments were received from the Bay County DWS.

No comments were received from the Fire Marshal.

Karrie Christie of 4072 Ridgewood telephoned she was against the request.

Jay Dryzga of 3311 Birchbrook wrote a letter against the request.

Mr. Landosky stated she would like a privacy fence to replace the picket fence.

The fence would run to the west from the northwest corner of the house then north along Ridgewood.

Mr. LaPlant stated the property has two front yards which causes a hardship.

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

Mr. LaPlant moved to approve the petition filed by JoAnn Landosky for property at 3271 Birchbrook Drive which is on the north side of Birchbrook between Ridgewood and Daybrook for the purpose of a variance to install a 6' privacy fence in the front yard (4' see through fence allowed). The property has two front yards which causes a hardship. The fence shall run west from the northwest corner of the house then north along Ridgewood. Mr. Ruff seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the petitioner has six months to pull a building permit, or the variances are null and void.

The next item on the agenda was approval of the minutes of the February 21, 2023, regular meeting. Mr. Ruff moved to approve the minutes. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Building Official Tim Mark requested an interpretation of the Zoning Ordinance regarding accessory buildings in commercial and industrial zoning. The Zoning Board of Appeals agreed any buildings in commercial or industrial zoning is not considered accessory. They are part of the business.

Having no other business before the Board, *Mr. Weidner moved to adjourn the meeting. Ms. DeShano seconded the motion. The motion passed and the meeting adjourned at 6:25 p.m.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts".

Barbara A. Potts
Zoning Board of Appeals Coordinator