

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

**MINUTES OF MAY 18, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 18<sup>th</sup> day of May 2021 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Clements, Covaleski, DeShano

MEMBER(S) ABSENT: None

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

**The first item on the agenda was approval of minutes of the April 20, 2021 regular meeting.** *Mr. Banaszak moved to approve the minutes of the regular meeting as presented. Ms. DeShano seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was the petition filed by James Wright for property at 506 S. Euclid which is on the West side of Euclid between Thomas and White Streets for the purpose of a 40' front yard variance to be 0' (40' is required) for the existing home. Property is zoned Office-1.**

Mr. Wright stated they wanted to enclose the existing porch. They had to reinforce it. The enclosure improved the property.

MDOT has no issues with them enclosing the porch at this time.

Ms. Covaleski advised the variance stayed with the property unless the use changed.

Ms. DeShano commented the porch is already enclosed.

Mr. Wright stated he moved the steps off to the side and it has less of an impact along Euclid.

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

Mr. Banaszak commented the house and porch have been there a long time. The only change is the porch being enclosed.

*Mr. Banaszak moved to approve the petition filed by James Wright for property at 506 S. Euclid which is on the West side of Euclid between Thomas and White Streets for the purpose of a 40' front yard variance to be 0' (40' is required) for the existing home. The home and porch were built prior to the current zoning ordinance. The only change is the porch being enclosed. Ms. Covaleski seconded the motion. A roll call vote was taken. DeShano-aye, Covaleski-aye, Banaszak-aye, Clements-aye. Four (4) 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 the petition filed by Brian & Monique Slonac for property at 693 Bay Road which is on the East side of Bay Road between Patterson and Shady Shore Roads for the purpose of variance to install a 6' privacy fence along the property line from the end of the home on the waterside to the far end of the detached accessory building on Bay Road (approximately 80-100') (4' see-through fence is allowed from the edge of the house to the road). Property is zoned Residential.**

The Bay County Road Commission wrote they have the following comment on the petition. The roadside end of the fence cannot encroach into the Bay Road right-of-way. As with virtually all roads within subdivisions along

Saginaw Bay, space is at a premium and it is already difficult for our crews to maintain the road, especially after snow events.

Mr. Slonac explained he would like to install a fence on the property, running along the home to the end of the detached garage. There is an easement next to this property and he would like separation. The fence will stop people from walking on his property. He will be moving some of the shrubs in the easement.

Ms. Covaleski advised the easement is owned by the people in the subdivision.

Mr. Slonac stated the fence would be 40' off the road. Shrubs would be planted 20' off the road to the fence.

Mr. Banaszak commented there are trees, a telephone pole, a phone box and pavement on the easement.

There was no one in the audience in favor of the request.

Richard Murdock of 695 Bay Road was present. He stated people using the easement has not been an issue. There is an oak tree on the easement. He added his cement may be on the easement. He was concerned the fence would force snow onto his property. He did not want a fence going out to the dock.

Mr. Slonac stated the fence would not go that far.

Ms. DeShano had concerns about the location of the fence. Mr. Slonac explained the fence would stay in line with Mr. Mudock's home to not block his view. It would then run down the property line. He would be moving his trees that were in the easement.

Building Official Tim Mark stated the ordinance would not allow a fence to go out into the waterfront.

*Ms. DeShano moved to approve the petition filed by Brian & Monique Slonac for property at 693 Bay Road which is on the East side of Bay Road between Patterson and Shady Shore Roads for the purpose of variance to install a 6' privacy fence along the property line from the end of the home on the waterside to the far end of the detached accessory building on Bay Road (approximately 80-100') (4' see-through fence is allowed from the edge of the house to the road). The fence will provide definition to the location of the adjacent easement. Ms. Clements seconded the motion. A roll call vote was taken. Clements-aye, DeShano-aye, Covaleski-aye, Banaszak-aye. Four (4) 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 Jeremy Finney for property at 333 River Drive which is on the South side of River Road between Oakdale and Northwood for the purpose of a 324 square foot variance to be 884 square feet (560 square feet is allowed) to detach the garage. Property is zoned Residential.**

The Bay County Road Commission wrote they have no objection to the petition. Based on the description and sketch, the location of the detached garage cannot be any closer to the road than any of the adjacent structures. It also cannot be within the River Drive right-of-way. As with virtually all roads within subdivisions along the Kawkawlin River, space is at a premium and it is already difficult for our crews to maintain the road, especially after snow events.

Mr. Finney stated he would like to remove the existing garage and move it closer to the road. They would like to create some green space between it and the home. The variance would bring the square footage up to code.

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

Mr. Banaszak commented there is a need for green space and the location is consistent with other garages in the area.

*Mr. Banaszak moved to approve the petition filed by Jeremy Finney for property at 333 River Drive which is on the*

*South side of River Road between Oakdale and Northwood for the purpose of a 324 square foot variance to be 884 square feet (560 square feet is allowed) to detach the garage. There is a need for more yard and the location will be more consistent with the area. Ms. DeShano seconded the motion. A roll call vote was taken. Covaleski-aye, Banaszak-aye, Clements-aye, DeShano-aye. Four (4) 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 last item on the agenda was a petition filed by Kristin LaRoche for property at 4491 W. Park Drive which is on the West side of W. Park between North Union and Kiesel for the purpose of a variance to install a swimming pool in the front yard (pools shall be located in the side or rear yard). Property is zoned Residential.**

Jeremy LaRoche explained the proposed location of the pool is technically a front yard, but it is their back yard. The other side of the property has overhead wires.

Ms. Covaleski asked if the fence would remain and if the pool would go where the trampoline currently is. Mr. LaRoche stated the fence would stay and the pool would go where the trampoline is.

The Bay County Road Commission wrote they have no objection to the petition. The location of the proposed swimming pool will not affect the maintenance activities of the BCRC.

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

Ms. Covaleski moved to approve the petition filed by Kristin LaRoche for property at 4491 W. Park Drive which is on the West side of W. Park between North Union and Kiesel for the purpose of a variance to install a swimming pool in the front yard (pools shall be located in the side or rear yard). The property has two front yards and with the location of overhead wires, there is no other location for the pool. *Ms. DeShano seconded the motion. A roll call vote was taken. Banaszak-aye, Clements-aye, DeShano-aye, Covaleski-aye. Four (4) ayes, no (0) nays. The motion passed. The applicant has six months to pull a building permit, or the variance is null and void.*

Having no other business before the Board, *Mr. Banaszak moved to adjourn the meeting. Ms. DeShano seconded the motion. Four (4) ayes, no (0) nays.* The motion passed and the meeting was adjourned at 6:30 p.m.

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator