

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

MINUTES OF JUNE 15, 2021 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 15th day of June, 2021 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Clements, Covaleski, DeShano, LaPlant

MEMBER(S) ABSENT: Banaszak

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 minutes of the May 18, 2021 regular meeting. *Ms. Clements 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 Ryan Archangeli for property at 105 Fletcher Court which is on the South side of Fletcher Court between N. Erie and Wenona for the purpose of a variance to install a 6' vinyl fence in the front yard. Property is zoned Residential.

The Bay County Road Commission had the following comment on the petition. The location of the fence cannot be located within the road rights-of-way of N. Erie or Fletcher Court and not be any closer to the road than adjacent fencing (if present). The fence must be located on private property. Otherwise, the BCRC has no objection to the petition.

Ms. Covaleski asked if the stakes marked where the location of the fence would be. Mr. Archangeli stated the stakes were where the fence would go. The fence would be a 6' vinyl. They would like it for their dogs. The fence would be in line with the house along Fletcher Court. Mr. Archangeli advised the property was surveyed. They plan on going around the landscaping.

Building Official Tim Mark stated the location of fence should not cause any blocked vision for cars. Mr. Archangeli stated the fence would be about 17'-19' off the roadway.

Mr. LaPlant asked what the hardship was. A six foot fence could be installed without a variance but not in the proposed location. Mr. LaPlant added a 4' chain link could be installed where currently planned.

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

Ms. Covaleski moved to approve the petition filed by Ryan Archangeli for property at 105 Fletcher Court which is on the South side of Fletcher Court between N. Erie and Wenona for the purpose of a variance to install a 6' vinyl fence in the front yard. The hardship is the property having two front yards. Ms. DeShano seconded the motion. A roll call vote was taken. Clements-aye, DeShano-aye, LaPlant-nay, Covaleski-aye. Three (3) ayes, one (1) nay. 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 David & Cynthia Boehringer for vacant property at 362 Killarney Beach Road which is on the West side of Killarney Beach between Euclid and the cul-de-sac for the purpose of a variance of 488 square feet to be 806 square feet (318 square feet is allowed) for an accessory building on a parcel without a primary structure. Property is zoned Residential.

Sarah Boehringer represented the request.

Ms. Covaleski asked how deep the building would be. Ms. Boehringer stated it would be 31'x26'. Ms. Covaleski advised the building would need eavestroughs if closer than 10' from the side yard. She added there are larger buildings in the area. Allowing the proposed building would be consistent with the area.

Mr. LaPlant stated the building could not be located any where else on the property.

Ms. Boehringer was told the building could only be a single story.

The Bay County Road Commission wrote they have no comment on the petition. Killarney Beach Road is a private road and not under the jurisdiction of the BCRC.

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

Ms. DeShano moved to approve the petition filed by David & Cynthia Boehringer for vacant property at 362 Killarney Beach Road which is on the West side of Killarney Beach between Euclid and the cul-de-sac for the purpose of a variance of 488 square feet to be 806 square feet (318 square feet is allowed) for an accessory building on a parcel without a primary structure. The hardship is the size of the lot could not accommodate a usable building. Ms. Covaleski seconded the motion. A roll call vote was taken. Clements-aye, DeShano-aye, LaPlant-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. LaPlant 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 6:20 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator