

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

MINUTES OF JUNE 16, 2020 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 16th day of June, 2020 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, Sheriff

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 May 19, 2020 regular meeting. *Mr. Sheriff moved to approve the minutes of the regular meeting. Ms. Covaleski stated she called the May meeting to order. The minutes needed to reflect that. Mr. Sheriff accepted the amendment. Ms. DeShano seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

A petition was filed by Drew Miller for property at 59 Killarney Beach Road (0901003040003022) which is on the East side of Killarney Beach Road for the purpose of a variance to build a pole barn between the house and the road. Parcel is zoned Residential.

The Bay County Road Commission wrote they have no objection to the petition. The location of the work is well away from the road right-of-way; thus the road/road right-of-way and BCRC maintenance activities will not be impacted.

Jon and Kathy Staudacher of 330 Killarney Beach wrote they had no problem with the request.

Mr. Miller stated he would like a barn between his home and the road. The rear of the property is wetlands. The barn can only be placed in the proposed location. The barn would be 130' off the road.

Ms. Clements asked if the Staudacher's owned the property on either side of him. They did.

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

Mr. Banaszak stated the property has wetlands. There would be no negative impact.

Ms. DeShano stated the adjacent property owner had no issues.

Ms. DeShano moved to approve the petition filed by Drew Miller for property at 59 Killarney Beach Road (0901003040003022) which is on the East side of Killarney Beach Road for the purpose of a variance to build a pole barn between the house and the road. The hardship is the surrounding wetlands making the proposed location the only option. Ms. Clements seconded the motion. A roll call vote was taken. Covaleski-aye, Banaszak-aye, Clements-aye, DeShano-aye, Sheriff-aye. Five (5) ayes, no (0) nays. The motion passed and the applicant has six months to pull a building permit or the variance is null and void.

The next item was a petition filed by Brenda McKee for vacant property on Barber Road (0901000640052000) which is on the East side of Barber Road between Wheeler Road and the end of Barber Road for the purpose of a variance to place an accessory building on a parcel without a primary structure. Parcel is zoned Residential.

Ms. McKee stated she owns the property across the street from her home. The house lot is 80'x80'. The lot across the street is 292'x126'. She runs an AFC home and needs more storage. The proposed building would be

31'x48'.

The Bay County Road Commission wrote they have no comment on the petition. The location of the work is along a private road, not under the jurisdiction of the BCRC.

A letter from Ken Burzynski of 3237 Boy Scout was read aloud. Mr. Burzynski had concerns.

Mr. Banaszak asked if the vacant lot was directly across the street from the home. Ms. McKee stated it was.

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

Ms. DeShano did not want to open a can of worms. There was not much of a hardship shown.

Mr. Banaszak stated this property is similar to those on Killarney Beach. There is no room on the house property to put an accessory building.

Mr. Sheriff asked if the properties were purchased at the same time. Ms. McKee stated she bought her home first and purchased the lot from a tax sale.

Building Official Tim Mark stated if the properties are contiguous this can be allowed. Barber Road is a private road.

Mr. Sheriff asked if the building would be used for Ms. McKee's own personal use. Ms. McKee stated it would be.

Mr. Banaszak had concerns with the building becoming a residence. Ms. McKee stated she would like to have water run to the building.

Ms. DeShano moved to approve the petition filed by Brenda McKee for vacant property on Barber Road (0901000640052000) which is on the East side of Barber Road between Wheeler Road and the end of Barber Road for the purpose of a variance to place an accessory building on a parcel without a primary structure. The hardship is the home's 80'x80' lot. A structure cannot be put on that parcel. Ms. Covaleski seconded the motion. A roll call vote was taken. Clements-aye, DeShano-aye, Sheriff-aye, Covaleski-aye, Banaszak-aye. Five (5) ayes, no (0) nays. The motion passed and 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. Five (5) ayes, no (0) nays. The meeting was adjourned at 6:25 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator