

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

**MINUTES OF JULY 19, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 19<sup>th</sup> day of July, 2022 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Covaleski, DeShano, LaPlant, Weidner

MEMBER(S) ABSENT: None

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 17, 2022 and June 21, 2022 regular meetings.** *Mr. Banaszak moved to approve the minutes of the regular meetings as presented. Ms. DeShano seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a petition filed by Bethany Robinson for property at 1415 W. White which is on the south side of White between Reinhardt. and Gies for the purpose of a 2' side yard variance to be 8' for the existing deck (10' is required) and a 3' side yard variance to be 7' for the existing pool (10' is required). Property is zoned Residential.**

Jim Lillo from the Bay County Road Commission wrote they had no comment on the petition. The proposed variance only applies to existing construction, which is well away from the road and road right-of-way.

No comments were received from the Bay County DWS.

The Fire Marshal has no issues.

Ruth Kuemmerle Patch wrote against the variance.

Ms. Robinson presented a petition of neighbors in favor of her request. She stated the pool lines up with the house. The pool was put up in 2017 and the deck in 2019. Ms. Robinson stated Ms. Patch was the daughter of a neighbor. She lives out of town.

Kim Kryzminski of 1503 W. White stated she was in favor of the request.

There was no one in the audience against the request.

Mr. Banaszak stated the pool and deck were put up a couple of years ago. They do not cause any obstruction. They line up with the home.

Mr. LaPlant stated the house was built close to the property line. It is an existing non-conformity.

*Mr. LaPlant moved to approve the petition filed by Bethany Robinson for property at 1415 W. White which is on the south side of White between Reinhardt. and Gies for the purpose of a 2' side yard variance to be 8' for the existing deck (10' is required) and a 3' side yard variance to be 7' for the*

*existing pool (10' is required). The hardship is the existing home was built prior to current zoning requirements and is too close to the property line. A variance would be needed to do anything on the lot. Mr. Banaszak seconded the motion. A roll call vote was taken. DeShano-aye, LaPlant-aye, Covaleski-aye, Banaszak-aye, Weidner-aye. Five (5) 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 Grant Gallant for property at 777 S. Hendrie Blvd. which is on the east side of Hendrie south of Pembroke for the purpose of a 680 square foot variance to be 2,680 square feet (2,000 is allowed) and a 2' height variance to be 22' (20' is required) for a 2,400 square foot building and to keep existing accessory buildings. Property is zoned Residential. Mr. Gallant withdrew his application prior to the meeting.**

**The last item on the agenda was a petition filed by Tim Smith for property at 3157 W. Riverview Drive which is on the west side of Riverview Drive for the purpose of an 8' waterfront setback to be 32' (40' is required) for a covered porch to extend 12' from the home towards the water. Property is zoned Residential.**

Jim Lillo from the Bay County Road Commission wrote they have no comment/objection to the petition. The proposed construction is on the canal side of the property and has no impact on the road or road right-of-way.

No comments were received from the Bay County DWS.

The Fire Marshal has no issues.

Mr. Smith stated he would like a 12'x24' overhang over his patio. It will not be enclosed. It will have two poles.

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

Mr. Banaszak stated he was concerned the area would get enclosed. Mr. Smith stated they only wanted an overhang.

A discussion took place on the line of sight.

Mr. LaPlant could not see a hardship. Ms. Smith explained they have no shade for half the day on the water side. They have to keep the curtains pulled.

Mr. Smith was directed to get accurate measurements from the water to the home.

*Ms. Covaleski moved to postpone, until the August 2022 meeting, the petition filed by Tim Smith for property at 3157 W. Riverview Drive which is on the west side of Riverview Drive for the purpose of an 8' waterfront setback to be 32' (40' is required) for a covered porch to extend 12' from the home towards the water. Ms. DeShano seconded the motion. A roll call vote was taken. Weidner-aye, DeShano-aye, Covaleski-aye, LaPlant-aye, Banaszak-aye. Five (5) 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. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:40 p.m.*

Respectfully submitted,

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

Barbara A. Potts  
Zoning Board of Appeals Coordinator