

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

MINUTES OF JULY 18, 2023 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 18th day of July, 2023 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER(S) ABSENT: None

ALSO PRESENT: Building Official Tim Mark

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 the minutes of the June 20, 2023, regular meeting. Ms. Covaleski stated the second to the motion for George Killeen was missing. She believed she seconded the motion. *Mr. LaPlant moved to approve the minutes with the amendment. 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 Real Estate One for property at 414 Gies which is on the west side of Gies between Jenny and Thomas for the purpose of a 7' setback variance to be 3'(10' is required). Property is zoned RM.

Aaron Hinman of Signs by Crannie represented the request. He explained the proposed sign will be farther off the property line than the previous sign. There is no good spot for a sign.

Ms. Covaleski asked about the landscaping. Mr. Hinman stated it would be removed.

Jim Lillo from the Bay County Road Commission wrote they have no comment

No comments were received from the BCDWS.

No comments were received from the Fire Marshal.

MDOT has 33' of right-of-way on the north side of Thomas measured from the center of the road. The sign or any of its landscaping cannot be located within the MDOT right-of-way.

Mr. Hinman stated the sign will not be closer than 33' from the center of the road.

Beverly Doege of 509 Gies stated the business was on a dangerous intersection. You need to pull out to see if cars are coming.

No one else in the audience commented on the request.

Mr. Hinman stated the hedges are gone and the sign will be closer to the building.

Ms. Covaleski moved to approve the petition filed by Real Estate One for property at 414 Gies which is on the west side of Gies between Jenny and Thomas for the purpose of a 7' setback variance to be 3'(10' is required) with the condition that the sign will not be closer than 33' from the center of the road. The hardship is that the layout of the property restricts the location for a sign. Mr. LaPlant seconded the motion. A roll call vote was taken. Covaleski-aye, Meldrum-aye, Weidner-aye, DeShano-aye, LaPlant-aye. Five (5) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a permit, or the variance is null and void.

The next item on the agenda was a request filed by Leslie Doan for property at 3322 W. Douglas which is on the south side of Douglas between Gregg and Douglas Drives for the purpose of a variance to install a 6' privacy fence 16' beyond the front of the home in the front yard. Property is zoned R-1.

Ms. Doan stated the fence is up and on the property line. It does go beyond the front of the house, but it tapers down.

Mr. Mark stated the permit was pulled after it was put up.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the petition. Per the application, the proposed fence will be located 41' from the road edge, well beyond the road right-of-way. If this is accurate, it will not have any effect on BCRC maintenance activities.

No comments were received from the BCDWS.

No comments were received from the Fire Marshal.

Ms. Doan stated the fence was about 43' off the road.

Mr. LaPlant stated even though the property has two front yards, there was no hardship. The fence could be brought down to 4' past the home.

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

Mr. LaPlant moved to deny the request by Leslie Doan for property at 3322 W. Douglas which is on the south side of Douglas between Gregg and Douglas Drives for the purpose of a variance to install a 6' privacy fence 16' beyond the front of the home in the front yard. There is no hardship for going into the front yard. Ms. Covaleski seconded the motion. A roll call vote was taken. Weidner-aye, DeShano-aye, LaPlant-aye, Covaleski-aye, Meldrum-aye. Five (5) ayes, no (0) nays. The motion passed and the variance was denied.

The next item on the agenda was a request filed by Jerred Nephew for property at 301 Oakdale which is on the north side of Oakdale between Lincoln and River for the purpose of a variance to install a 6' privacy fence in the front/side of the home (4' non-obscuring fence is allowed). Property is zoned R-2.

Mr. Nephew stated he has a small backyard and would like to fence it in along with his side yard. He has small children and would like to keep them safe.

Ms. Covaleski asked how far off the road the fence would be. Mr. Nephew explained there would be 20' from the house to the fence and over 20' from the fence to the road.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the petition. The proposed fence must not be located within the Lincoln Drive road right-of-way.

No comments were received from the BCDWS.

No comments were received from the Fire Marshal.

James Weed 244 Coolidge had no issue with the request.

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

Mr. LaPlant stated the hardship is having a small backyard and two front yards. There are similar fences in the area. Clear vision is not an issue.

Mr. Weidner moved to approve the request filed by Jerred Nephew for property at 301 Oakdale which is on the north side of Oakdale between Lincoln and River for the purpose of a variance to install a 6' privacy fence in the front/side of the home (4' non-obscuring fence is allowed). The hardship is having two front yards. The fence shall not be in the right-of-way. Ms. Covalesski seconded the motion. A roll call vote was taken. Weidner-aye, Covalesski-aye Meldrum-aye, DeShano-aye, LaPlant-aye. Five (5) ayes, no (0) nays. The motion passed. The motion passed and the petitioner has six months to pull a building permit, or the variances are null and void.

Having no other business before the Board, Ms. DeShano moved to adjourn the meeting. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting adjourned at 6:30 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator