

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

MINUTES OF AUGUST 18, 2020 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 18th day of August, 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, Sheriff

MEMBER(S) ABSENT: DeShano

ALTERNATE MEMBER PRESENT: Dore

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

A petition was filed by Leo Hilliker II for property at 4451 Wheeler Road (0901000440008000) which is on the North side of Wheeler between Bangor Road and Patterson for the purpose of a variance from the 4:1 ratio. Lot would be 107'x495'. 107'x428' would be conforming. Parcel is zoned Residential.

Don Lowell represented the request. He stated the request is simple.

John Allen of 4423 Wheeler stated the request would bring the property back to the way it was a few years ago.

The Bay County Road Commission wrote they have no comment on the petition. This subject is not something, over which, the BCRC has jurisdiction.

Mr. Allen was in favor of the request. There was no one in the audience against it.

Ms. Covaleski stated the request would make the property consistent with the other properties in the area.

Ms. Covaleski moved to approve the petition filed by Leo Hilliker II for property at 4451 Wheeler Road (0901000440008000) which is on the North side of Wheeler between Bangor Road and Patterson for the purpose of a variance from the 4:1 ratio. Lot would be 107'x495'. 107'x428' would be conforming. The request brings the property back to the way it was and is consistent with the properties in the area. Mr. Banaszak seconded the request. A roll call vote was taken. Clements-aye, Sheriff-aye, Dore-aye, Covaleski-aye, Banaszak-aye. Five (5) ayes, no (0) nays. The motion passed.

The next item was a petition filed by Jeff Mayes for property at 344 Killarney Beach (0901003810001799) which is on the West side of Killarney Beach between Euclid and Ricoma Beach for the purpose of a variance to place an accessory building on a parcel without a primary structure, a 460 square foot variance to be 780 square feet (320 square feet is allowed) and a height variance of 1' to be 21' (20' is allowed) for the accessory building. Parcel is zoned Residential.

Mr. Mayes stated he would like an accessory building across the street. His house is now used for their work and for school due to Covid-19. He needs accessory space.

Ms. Covaleski asked if the building would have eave troughs. It would and would be 5' from the property line.

Builder Joe Shotwell stated to have an 8' door, the sidewalls had to be at least 9'2". Vehicles are getting bigger and higher. 7' doors don't always work. The lowest they can go for roof height is 20'6".

Mr. Banaszak stated he did not think the height would be an issue. The building will be in a low area.

The Bay County Road Commission wrote they have no objection to the petition. As with all construction within plats along the Saginaw Bay and Kawkawlin River, we request the building be placed as far back on the lot as reasonable. By doing so, it gives the BCRC ample room complete maintenance work (especially snow plowing), significantly lessening the possibility of damage to the structure due to plowed snow. It also allows room for BCRC crews to maintain the road and associated roadway facilities. If the accessory building is connected to Killarney Beach Road via a driveway, the BCRC will require a permit for the driveway. Also, this area is prone to holding water after a rainstorm or snow melt event. Mr. Mayes and the BCRC have discussed the possibility of establishing a drainage easement to transport this water to the Tobico Marsh. If at all possible and the BCRC can only respectfully request, that when Mr. Mayes considers placement of the new building, to leave enough room on the parcel for the BCRC to install a drainage pipe to the Tobico Marsh. With the survey of Killarney and Ricoma Beach Roads complete, the BCRC anticipates hiring a consultant to evaluate various options over the winter months to address the roadway and drainage issues that exist along these roadways.

Mr. Mayes commented that he has been working with the Road Commission and his neighbors on the drainage.

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

Mr. Banaszak added they have given approval to similar requests in that area. There are utility easements along the road and the building should be built as far as possible off the roadway.

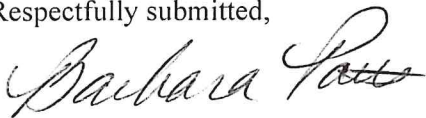
Mr. Banaszak moved to approve the petition filed by Jeff Mayes for property at 344 Killarney Beach (0901003810001799) which is on the West side of Killarney Beach between Euclid and Ricoma Beach for the purpose of a variance to place an accessory building on a parcel without a primary structure, a 460 square foot variance to be 780 square feet (320 square feet is allowed) and a height variance of 1' to be 21' (20' is allowed) for the accessory building. There is no room on the parcel with the primary residence. Similar requests have been granted in the past. The accessory building will be on a parcel contiguous with the primary residence parcel. Ms. Clements seconded the motion. A roll call vote was taken. Dore-aye, Covaleski-aye, Banaszak-aye, Clements-aye, Sheriff-aye. 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 approval of minutes of the July 21, 2020 regular meeting. *Mr. Banaszak moved to approve the minutes of the regular meeting. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item was approval of minutes of the June 30, 2020 special meeting. *Mr. Banaszak moved to approve the minutes of the regular meeting. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Having no other business before the Board, Mr. Banaszak moved to adjourn the meeting. Mr. Dore seconded the motion. Five (5) ayes, no (0) nays. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator