

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

MINUTES OF SEPTEMBER 14, 2022 MEETING

A special meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 14th day of September, 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 5:30 p.m. Roll call was taken. The Pledge of Allegiance was recited.

The item on the agenda was a petition filed by Robert Nelson for property at 1000 N. Euclid which is on the east side of Euclid between Mosher and Kiesel for the purpose of a variance to reduce the minimum required square footage of efficiency type apartments (400 square feet is required); and a variance to allow more than 10% of apartments to be efficiencies. Property is zoned Commercial.

No one was present to represent the request. Mr. Nelson entered the meeting at 5:43 p.m. Tony Banaszak was also present.

Mr. Nelson stated there was a need to reduce the minimum size for apartments. It was not feasible for them to combine the rooms to make them larger. Mr. Nelson added they plan to do many renovations. The area currently is blighted. They believe with the changes they can lease all 17 apartments in six months.

Ms. Covaleski asked if this would be a halfway house. Mr. Nelson stated they are looking for quality tenants.

Tim Banaszak asked what the hardship was. Mr. Nelson explained they could have the extended motel stay without any approval, but they would like to make the rooms bigger and add value to the site.

Ms. DeShano asked what the proposed rent would be. Mr. Nelson stated it would be \$1000-\$1,100.00 a month with utilities included.

No comments were received from the BCDWS.

MDOT wrote a permit is required to reduce to one drive (preferably the north drive) to get as much distance from Mosher as possible. See attached.

The Bay County Drain Commission wrote the motel will not require detention, but they should provide more information for the storm sewer and grades for the pavement so they can make sure there is not issues with water going off the property.

A letter of opposition was received from Webb Drive Apartments and read into the minutes.

Tim Banaszak asked what the hardship was. He added financial reasons could not be used.

Tony Banaszak explained current use brings in homeless and similar tenants. They want a better clientele. The area deserves better. They would like to target young professionals.

Tim Banaszak stated the City of Bay City changed their ordinance to allow smaller square footage for apartments. Bangor Township did not. He wanted the applicant to prove their practical difficulties.

Mr. Nelson stated the existing condition of the property will remain if they aren't allowed to make the changes.

Tony Banaszak explained their request isn't about money. They will receive less money because of fewer apartments. The property is unique to the area.

Mr. LaPlant felt the property could be used as is and fixed up. Things could be done that met the Zoning Ordinance.

Tony Banaszak stated there are 22 efficiency rooms currently. They are proposing 16 apartments. They are 100 square feet shy of what is allowed. Mr. LaPlant stated they should be able to create at least 400 square foot apartments. Mr. Banaszak agreed.

T. Van Fox owner of the Fox apartment community was present. He didn't see a lighting or landscaping plan. Mr. Fox had several concerns about the property. He added his developments met the Township's requirements when he developed them.

Tim Banaszak stated there was no hardship.

Mr. LaPlant explained he would like to see the improvements to the property.

Mr. LaPlant moved to deny the petition filed by Robert Nelson for property at 1000 N. Euclid which is on the east side of Euclid between Mosher and Kiesel for the purpose of a variance to reduce the minimum required square footage of efficiency type apartments (400 square feet is required); and a variance to allow more than 10% of apartments to be efficiencies. Mr. Banaszak seconded the motion. A roll call vote was taken. DeShano-abstain, Covaleski-aye, LaPlant-aye, Banaszak-aye, Weidner-aye. Four (4) ayes, no (0) nays, one (1) abstain. The motion passed.

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

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator