

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

**MINUTES OF SEPTEMBER 20, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 20<sup>th</sup> 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 6:00 p.m. Roll call was taken. The Pledge of Allegiance was recited.

**The first items on the agenda were approval of minutes of the August 16, 2022 regular and September 14, 2022 special meetings.** In the August minutes, Ms. Covaleski had changes to page one. The sentence starting with “Mr. Banaszak” needed to be changed to “Mr. Banaszak stated he had no issues with the request now that the measurements were taken.” In the motion for Tim Smith’s request, the second sentence should start with “The porch” not “The home.” Ms. Covaleski also stated in the minutes for September 14<sup>th</sup>, the comment from MDOT should have the second “a” removed. *Mr. Banaszak moved to approve the minutes of both meetings with the changes. 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 KFC/Signs by Crannie for property at 908 N. Euclid which is on the east side of Euclid between Fulton and Mosher for the purpose of a 10’ front yard variance to be 0’ from the right-of-way (10’ is required) for a sign. Property is zoned Commercial.**

Wayne Wiltse of Signs by Crannie explained they moved the sign more to the south to give the adjacent property’s sign more visibility. The neighbor to the north will not have their sign blocked. The proposed location will not be a hazard for snowplowing. The proposed size and height are allowed.

MDOT had no issues.

No comments were received from the Bay County DWS.

The Fire Marshal had no issues.

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

Mitzi Dimitroff asked what the previous proposed height was. Mr. Wiltse stated it was 17’ high but now is 20’.

Sonia Simmons asked which way the sign would face. Mr. Wiltse stated it would face north and south.

Mr. Banaszak commented the requested changes were made. Mr. LaPlant added it was a good compromise.

*Ms. Covaleski moved to approve the petition filed by **KFC/Signs by Crannie** for property at 908 N. Euclid which is on the east side of Euclid between Fulton and Mosher for the purpose of a 10’ front yard variance to be 0’ from the right-of-way (10’ is required) for a sign. Property is zoned Commercial. The location is a good compromise. Ms. DeShano seconded the motion. A roll call vote was taken. Covaleski-aye, Banaszak-aye, Weidner-aye, DeShano-aye, LaPlant-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 Laurie Tarkowski for property at 3390 Beaver Road which is on the south side of Beaver Road between Euclid and Two Mile for the purpose of a variance to have a 6’ privacy fence in the front yard along the east property line. Property is zoned Residential.**

Ms. Tarkowski explained the location of the fence would be 67' from the center of the road, 1' south of the guide wire. She would like a 6' vinyl fence.

Ms. Covaleski asked what the hardship was. Ms. Tarkowski stated her neighbor has questionable activities going on and she does not feel safe.

Mr. Banaszak asked what was unique to the property. Ms. Tarkowski stated she did not create the problem.

Ron Niemiec of 3380 E. Beaver asked if trees could be planted to block the neighbor. Mr. LaPlant stated they could be.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition. The fence must end before entering and not be constructed in the Beaver Road right-of-way.

No comments were received from the Bay County DWS.

The Fire Marshal had no issues.

Ron Niemiec of 3380 E. Beaver telephoned they were ok with the fence.

There was no one in the audience against the request.

Mr. Niemiec had concerns with the property lines on the GIS map.

*Mr. Banaszak moved to approve the petition filed by Laurie Tarkowski for property at 3390 Beaver Road which is on the south side of Beaver Road between Euclid and Two Mile for the purpose of a variance to have a 6' privacy fence in the front yard along the east property line. Property is zoned Residential. Mr. LaPlant seconded the motion. A roll call vote was taken. LaPlant-nay, Banaszak-nay, DeShano-nay, Covaleski-nay, Weidner-nay. Zero (0) ayes, five (5) nays. The motion failed.*

**The next item on the agenda was a petition filed by Allied Signs, Inc. for property at 4101 E. Wilder which is on the corner of Wilder Road and State Street Road for the purpose of a 169.5 square foot variance to have 249.5 square feet of wall sign (80 square feet is allowed). Property is zoned Commercial.**

Jim Fields of Allied Signs and Mark Nicholas of Planet Fitness represented the request. Mr. Nicholas explained there would be a large gym area going from the front of the mall to the rear with a central entrance. Planet Fitness would go from 15,000 square feet to 30,000 square feet. They need better curb appeal. They hope to have the renovations done by February.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition. Signage is covered under Bangor Township ordinances.

No comments were received from the Bay County DWS.

The Fire Marshal has no issues.

Mr. LaPlant commented they have given similar signs to businesses in the mall. The building is far off the road. Their hardship is they are part of a franchise and need brand recognition. They have to be seen from the road.

There was no one for or against the request.

*Mr. LaPlant moved to approve the petition filed by Allied Signs, Inc. for property at 4101 E. Wilder which is on the corner of Wilder Road and State Street Road for the purpose of a 169.5 square foot variance to have 249.5 square feet of wall sign (80 square feet is allowed). Property is zoned Commercial. The sign needs to be seen from the road. This is a franchise and needs brand recognition. Mr. Banaszak 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. The applicant has six months to pull a building permit, or the variance is null and void.*

**The last item on the agenda was a petition filed by Bradley Shaffer for property at 2904 Douglas which is on the west side of Douglas Drives for the purpose of a variance to have a 6' privacy fence in the front yard. Property is zoned Residential.**

Karen Shaffer represented the request. She stated they have a corner lot and two front yards. There is no privacy. They would like a privacy fence around the patio.

Ms. Covaleski stated this request is consistent with others granted in the area. They have two front yards.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition. The fence is located well away from the Douglas Drive road right-of-way.

No comments were received from the Bay County DWS.

The Fire Marshal had no issues.

Alan Hodder and Marsha Shields wrote they had no problem with the request.

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

*Ms. Covaleski moved to approve the petition filed by Bradley Shaffer for property at 2904 Douglas which is on the west side of Douglas Drives for the purpose of a variance to have a 6' privacy fence in the front yard. Property is zoned Residential. The property has two front yards and there is a need for privacy. Mr. Weidner seconded the motion. A roll call vote was taken. Banaszak-aye, Weidner-aye, DeShano-aye, Covaleski-aye, LaPlant-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.*

Having no other business before the Board, Mr. LaPlant 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 6:35 p.m.

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator