

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

MINUTES OF OCTOBER 18, 2022 MEETING

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

MEMBER(S) ABSENT: LaPlant

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 September 20, 2022 regular meetings. Mr. Banaszak stated the motion for Tarkowski failed. The minutes needed to be changed to state such. *Ms. Covaleski moved to approve the minutes with the changes. Ms. DeShano seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a petition filed by Mary Goddard for property at 185 River Trail Drive which is on the north side of River Trail Drive between Spruce Ridge and Pine Ridge for the purpose of a variance to allow a 4' chain link fence in the waterfront yard. Property is zoned Residential.

Ms. Goddard stated she has a small dog, and her neighbors have large dogs that run through her yard. She has to keep her dog on a leash and not let her out without one. She would like the fence to keep the neighbors' dogs out of her yard and to protect her dog.

Ms. Covaleski stated there were properties in the area with fences. Mr. Banaszak stated the existing fences were grandfathered in.

A discussion took place on the Planning Commission's review of the Zoning Ordinance.

Ms. Goddard stated she only has grass in her waterfront.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition. The fence is located on the river side of the property and well away any road right-of-way.

No comments were received from the Bay County DWS.

No comments were received from the Fire Marshal.

A letter in support of the request was received from Dave & Sherry Bledsoe.

An anonymous caller stated they were opposed to a permanent fence. The yards are too close together. A fence will limit access to the waterfront. A fence will not look nice. A fence can be put between the house and the garage.

Mr. Banaszak asked how far into the waterfront the fence would go. Ms. Goddard stated it would go to the seawall.

Mr. Banaszak added the lot is very narrow and unique. He did not see a hardship.

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

Mr. Banaszak moved to approve the petition filed by Mary Goddard for property at 185 River Trail Drive which is on the north side of River Trail Drive between Spruce Ridge and Pine Ridge for the purpose of a variance to allow a 4' chain link fence in the waterfront yard. Property is zoned Residential. Ms. Covaleski seconded the motion. A roll call vote was taken. DeShano-nay, Covaleski-nay, Banaszak-nay, Weidner-nay. Four (4) ayes, no (0) nays. The motion failed and the variance was denied.

The next item on the agenda was a petition filed by Holly & Matt Gerish for property at 805 Frost Drive which is on the west side of Frost Drive between Mosher and Meadowood Court for the purpose of a variance to have a 6' fence in the front yard (north side) on Meadowood Court. Property is zoned Residential.

Mr. Gerish stated they live on a corner lot with two front yards. They are proposing a 6' fence in the front yard along Meadowood.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition. As shown on the submitted drawing, the fence is located outside the road right-of-way.

No comments were received from the Bay County DWS.

No comments were received from the Fire Marshal.

The Strohkirch's of 801 Frost had no issues.

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

The Board understood the need for privacy.

Mr. Banaszak moved to approve the petition filed by Holly & Matt Gerish for property at 805 Frost Drive which is on the west side of Frost Drive between Mosher and Meadowood Court for the purpose of a variance to have a 6' fence in the front yard (north side) on Meadowood Court. The property has two front yards and there is a need for privacy. Ms. Covaleski seconded the motion. A roll call vote was taken. Weidner-aye, DeShano-aye, Covaleski-aye, Banaszak-aye. Four (4) 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, Ms. Covaleski moved to adjourn the meeting. Mr. Banaszak seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:25 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator