

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

**MINUTES OF OCTOBER 20, 2020 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 20<sup>th</sup> day of October, 2020 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Covaleski, Clements, Sheriff

MEMBER(S) ABSENT: DeShano

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

**The first item was approval of minutes of the August 26, 2020 special meeting and September 15, 2020 regular meeting.** *Mr. Banaszak moved to approve both sets of minutes. Mr. Sheriff seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

**The next item was a petition filed by Tom Reichenbach for property at 391 Ricoma Beach Road (0901003810005999) which is on the West side of Ricoma Beach between Killarney Beach and the dead end for the purpose of a variance to place an accessory building on a parcel without a primary structure and a 336 square foot variance to be 1,056 square feet (720 square feet is allowed) for the accessory building. Parcel is zoned Residential.**

Mr. Reichenbach explained he needed the building for his vehicles and personal items. The building would be 24'x44'.

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, they request the building be placed as far back on the lot as reasonable. By doing so, it gives the BCRC ample room to complete maintenance work, significantly lessening the possibility of damage to the structure, especially when plowing snow. It also allows room for BCRC crews to maintain the road and associated roadway facilities. If the accessory building is connected to Ricoma 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 and they are working to establish drainage and possible drainage easement to transport this water to the Tobico Marsh. Reviewing other accessory buildings on that side of the road, the closest is 30' from the road edge. Thus, the BCRC respectfully requests, that when Mr. Reichenbach considers placement of the new building, it be placed at least 30' from the road edge to be consistent with other existing structures. The survey of Killarney and Ricoma Beach Roads is complete and 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. Banaszak pointed out all the accessory buildings in the area are in line and farther off the road than what is proposed. He suggested the building be placed 5-6' further back. Mr. Reichenbach agreed to move his building back and be in line with the others in the area.

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

Ms. Covaleski stated the proposal is consistent with the neighborhood.

*Ms. Covaleski moved to approve the petition filed by Tom Reichenbach for property at 391 Ricoma Beach Road (0901003810005999) which is on the West side of Ricoma Beach between Killarney Beach and the dead end for the purpose of a variance to place an accessory building on a parcel without a primary structure and a 336 square foot variance to be 1,056 square feet (720 square feet is allowed) for the accessory building. This is consistent with the neighborhood. The primary parcel is not large enough for an accessory building. Mr. Banaszak seconded the motion. A roll call vote was taken. Covaleski-aye, Banaszak-aye, Clements-aye, Sheriff-aye. Four (4) ayes, no (0)*

nays. *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 a petition filed by Penny Gallandt for property at 3446 E. Midland Road (09010P1500200100) which is on the South side of Midland Road between Woodbridge and Columbian for the purpose of a front yard variance of 5' to be 20' (25' is required) for a handicap ramp. Parcel is zoned Residential.**

There was no one present to represent the request. The Board agreed to proceed.

Ms. Covaleski stated the request is for a handicap ramp.

The Bay County Road Commission wrote they have no objection to the petition. The location of the ramp should not affect the maintenance activities of the BCRC.

*Mr. Sheriff moved to approve the petition filed by Penny Gallandt for property at 3446 E. Midland Road (09010P1500200100) which is on the South side of Midland Road between Woodbridge and Columbian for the purpose of a front yard variance of 5' to be 20' (25' is required) for a handicap ramp. Ms. Covaleski seconded the motion. A roll call vote was taken. Clements-aye, Sheriff-aye, Covaleski-aye, Banaszak-aye. Four (4) ayes, no (0) nays. 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 a petition filed by Daniel Parker for property at 343 Killarney Beach Road (0901003810001699) which is on the West side of Killarney Beach Road for the purpose of a variance to place an accessory building on a parcel without a primary structure, a variance of 960 square feet to have 1,200 square feet (240 square feet is allowed) and a height variance of 3' to be 21' (18' is allowed) for an accessory building. Parcel is zoned Residential.**

Ms. Covaleski had a correction to the square footage and height variances. The variances should be for a variance of 640 square feet to have 960 square feet (320 square feet is allowed) and a height variance of 1' to be 21' (20' is allowed) for an accessory building.

Mr. Parker stated he does not have enough room on the primary property for an accessory building. They will be staying in line with his neighbor.

Ms. Covaleski asked why the height variance was needed. Mr. Parker stated he needed the extra height because he wanted an 8' door. Mr. Banaszak stated the trusses needed to be set higher.

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, they request the building be placed as far back on the lot as reasonable. By doing so, it gives the BCRC ample room to complete maintenance work, significantly lessening the possibility of damage to the structure, especially when plowing 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 and they are working to establish drainage and possible drainage easement to transport this water to the Tobico Marsh. Reviewing other accessory buildings on that side of the road, the closest is 30' from the road edge. This proposed accessory building is located 40' from the road edge and thus, consistent with other existing structures. Again, the survey of Killarney and Ricoma Beach Roads is complete and 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.

There was no one present for or against the request.

*Ms. Covaleski moved to approve the petition filed by Daniel Parker for property at 343 Killarney Beach Road (0901003810001699) which is on the West side of Killarney Beach Road for the purpose of a variance to place an accessory building on a parcel without a primary structure, a variance of 640 square feet to have 960 square feet (320 square feet is allowed) and a height variance of 1' to be 21' (20' is allowed) for an accessory building. This*

*is consistent with the neighborhood. The primary parcel is not large enough for an accessory building. Mr. Banaszak seconded the motion. A roll call vote was taken. Mr. Banaszak seconded the motion. A roll call vote was taken. Covaleski-aye, Banaszak-aye, Clements-aye, Sheriff-aye. Four (4) ayes, no (0) nays. The motion passed and 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 Chad Cunningham for property at 286 Killarney Beach Road (09010L4000003000) which is on the West side of Killarney Beach Road for the purpose of a variance of 309 square feet to be 1,509 square feet. (1,200 is allowed) for an accessory building. Parcel is zoned Residential.**

Mr. Cunningham stated the two sheds would be removed. The addition would go off the rear of the three-car garage.

Mr. Banaszak stated the proposal will clean up the neighborhood.

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

The Bay County Road Commission wrote they have no comment on the petition. This portion of Killarney Beach Road or Lourim Road is private and not under the jurisdiction of the BCRC.

*Mr. Banaszak moved to approve the petition filed by Chad Cunningham for property at 286 Killarney Beach Road (09010L4000003000) which is on the West side of Killarney Beach Road for the purpose of a variance of 309 square feet to be 1,509 square feet. (1,200 is allowed) for an accessory building. The primary parcel is not large enough for an accessory building. The proposal will clean up the area Ms. Clements seconded the motion. A roll call vote was taken. Banaszak-aye, Clements-aye, Sheriff-aye, Covaleski-aye. Four (4) ayes, no (0) nays. The motion passed and 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 for Troy Grunder (MidMichigan Health Park) for property at 3051 Kiesel Road (0901001810000501) which is on the North side of Kiesel Road between Two Mile and N. Euclid for the purpose of a variance to allow off-street parking in the front yard setback. Parcel is zoned Residential-3.**

Mr. Grunder stated this is Phase II of the project. They are asking to be allowed to park in the front yard setback along Kiesel and along Two Mile.

The Bay County Road Commission wrote they do not have any objection to the request. The proposed parking is outside the Kiesel Road right-of-way and should not interfere with BCRC maintenance activities. Please note this comment is associated with the parking along Kiesel Road only and does not apply to the parking or commercial entrances shown on Page C600 of the plans received by the BCRC. If the expansion shown on Page C600 is pursued by Mid-Michigan Health, the proposed Two Mile Road construction will be reviewed separately and approved separately.

Mr. Grunder stated they are hoping to leave the landscaping as it is along Kiesel.

Ms. Covaleski asked what the front yard setback would be. Mr. Grunder stated they would like to be able to park right up to the right-of-way. They would not have any parking in the right-of-way.

Building Official Tim Mark commented the approvals for the driveways come from the Bay County Road Commission.

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

There was concern regarding the amount of traffic going onto Kiesel.

Mr. Sheriff moved to approve the petition for Troy Grunder (MidMichigan Health Park) for property at 3051 Kiesel

Road (0901001810000501) which is on the North side of Kiesel Road between Two Mile and N. Euclid for the purpose of a variance to allow off-street parking in the front yard setback. *Mr. Banaszak seconded the motion. A roll call vote was taken. Sheriff-aye Covalleski-aye, Banaszak-aye, Clements-aye. The motion passed and 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. Banaszak moved to adjourn the meeting. Ms. Clements seconded the motion. Four (4) ayes, no (0) nays. The meeting was adjourned at 6:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts".

Barbara A. Potts  
Zoning Board of Appeals Coordinator