

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

MINUTES OF JULY 16, 2019 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 16th day of July, 2019 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Corrion, Covaleski, Phelps

MEMBER (S) ABSENT: DeShano

ALTERNATE MEMBER PRESENT: Dore

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

The first item on the agenda was approval of minutes of the June 18, 2019 regular meeting. *Ms. Corrion moved to approve the minutes of the June 18, 2019 regular meeting. Mr. Dore supported the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item was a petition filed by Robert & M.K. Schafer for property at 700 Handy Drive which is on the Northeast corner of Handy and Fulton between Fulton and Mosher for the purpose of a variance to replace existing chain link fence running East/West on the South side of the lot with 6' wood fence and move existing fence line running North/South on the South side of the lot 20' West and replace with 6' wood fence. Property is zoned Residential-2.

The Bay County Road Commission wrote they have no objection to the petition.

Renee Wing of 701 Handy telephoned she was ok with the fence.

Janet & Larry Sopczynski of 702 Handy telephoned they supported the request.

Richard Schweiss of 701 Frost wrote he was in favor.

Gerald Page of 700 Frost telephoned he was in favor.

Mr. Schafer stated he would like to replace the cyclone fence that exists on Fulton and add 20' on the West. They have an in-ground pool and would like a 6' fence for safety purposes.

Carlo Lamberti of 615 Handy stated he was in support of the request. It is needed for safety purposes.

There was no one in the audience against the request.

Ms. Covaleski commented three other corner properties have 6' fences. The request would be in line with the neighbor. The fence would improve the property and provide safety.

Ms. Corrion added this is a corner lot. They have two front yards. There are a lot of children in that area and the fence will provide safety. Mr. Phelps commented the new fence will improve the neighborhood.

Ms. Corrion moved to approve the petition filed by Robert & M.K. Schafer for property at 700 Handy Drive which is on the Northeast corner of Handy and Fulton between Fulton and Mosher for the purpose of a variance to replace existing chain link fence running East/West on the South side of the lot with 6' wood fence and move existing fence line running North/South on the South side of the lot 20' West and replace with 6' wood fence. Safety is a factor because of the pool. There are a lot of children in the area. This will be an asset to the

neighborhood. Ms. Covaleski supported the motion. Five (5) ayes, no (0) nays. The motion passed and the applicant has six (6) months to pull a building permit or the variance is deemed null and void.

A petition was filed by Ronald Herman for property on Pine Street/Sunrise Avenue which is on the North side of Pine and West side of Sunrise for the purpose of 15' front yard (Sunrise) setback to be 10' (25' is required) and a 30' rear yard (North side) setback to be 10' (40' is required) to allow enough room for a septic system for a home and a garage. Property is zoned Residential.

There was no one present representing Mr. Herman. Mr. Banaszak stated nothing new has been presented to the Board.

Mr. Banaszak moved to dismiss the petition filed by Ronald Herman for property on Pine Street/Sunrise Avenue which is on the North side of Pine and West side of Sunrise for the purpose of 15' front yard (Sunrise) setback to be 10' (25' is required) and a 30' rear yard (North side) setback to be 10' (40' is required) to allow enough room for a septic system for a home and a garage. Ms. Corrion supported the motion. Five (5) ayes, no (0) nays. The motion passed

A petition was filed by Jeffery Hofmeister for property at 3461 State Street Road which is on the East side of State Street between Wheeler and Frederick Drive for the purpose of a 244 square foot variance to be 1,500 square feet (1,256 square feet is allowed) for an accessory building. Property is zoned Residential.

The Bay County Road Commission wrote they have no objection to the petition.

Mr. Hofmeister explained he came to the Township in the spring of 2018 and discussed building a pole barn and house with Building Inspector Neil Froncek. He worked with Mr. Froncek regarding the size and location of them so no variances would be needed. Mr. Froncek okayed the plan. Mr. Froncek was let go by the Township and temporary Building Inspector Gary McFarland approved the plan for the pole barn. New Building Official Dave DeGrow contacted Mr. Hofmeister and said a pole barn of that size is not allowed and the building of it should be stopped. Then he was told he could continue. Mr. Hofmeister stated the pole barn is complete. He thought he covered all the bases.

Mr. Hofmeister added there was a discrepancy with the size of his lot. He sold off a portion of the lot to an adjacent neighbor and the size of his lot is 160' x 190'.

Mr. Phelps inquired about the size and location of the pole barn. Mr. Hofmeister stated it was 30' x 50'. All the setbacks are met. Mr. Phelps asked if a building permit was issued. Mr. Hofmeister stated he was given verbal approval by Mr. Froncek. Mr. McFarland inspected the footings. Mr. Hofmeister thought he had bases covered but no permit was issued.

Kelly Jean of 3467 State Street stated she had no problem with the pole barn.

Al Schmidt of 3469 State Street stated the pole barn was a great addition to the area.

There was no one in the audience against the request.

Mr. Phelps commented it was too bad the previous Building Inspector didn't follow through and only approved it verbally.

Mr. Dore stated there was a footing inspection but not permit.

Ms. Covaleski added Mr. Hofmeister tried to follow the rules and did his homework.

Ms. Covaleski moved to approve the petition by Jeffery Hofmeister for property at 3461 State Street Road which is on the East side of State Street between Wheeler and Frederick Drive for the purpose of a 244 square foot variance to be 1,500 square feet (1,256 square feet is allowed) for an accessory building. The building was verbally

approved and Mr. Hofmeister followed through on everything he was told. Mr. Dore supported the motion. Five (5) ayes, no (0) nays. The motion passed and the applicant has six (6) months to pull a building permit.

Having no other business before the Board, Mr. Banaszak adjourned the meeting. The meeting was adjourned at 6:23 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Barbara A. Potts".

Barbara A. Potts
Zoning Board of Appeals Coordinator