

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

**MINUTES OF JUNE 18, 2019 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 18<sup>th</sup> day of June, 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, DeShano, Phelps

MEMBER (S) ABSENT: Covaleski

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 May 21, 2019 regular meeting.** *Ms. Corrion moved to approve the minutes of the May 21, 2019 regular meeting. Ms. DeShano seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

A petition was filed by Advance Sign Group/Dunham's Sports for property at 4101 Wilder Road which is on the North side of Wilder Road between State Street Road and Bangor Road for the purpose of 256 square foot variance to have 336 square feet of signage (80 square feet is allowed). Property is zoned Commercial.

The Fire Marshal had no comment.

The Bay County Road Commission wrote they do not have any comment on the petition. This issue is signage related and tasked under the jurisdiction of the Township.

Chad Sprague of Higher Image represented the request. He explained the sign was changed to meet the 10'x35' range the Board suggested.

Mr. Phelps stated the variance was larger than last month.

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

Ms. Corrion commented there was a big difference in the sign since last month.

*Ms. Corrion moved to approve the petition filed by Advance Sign Group/Dunham's Sports for property at 4101 Wilder Road which is on the North side of Wilder Road between State Street Road and Bangor Road for the purpose of 256 square foot variance to have 336 square feet of signage (80 square feet is allowed). Businesses in the mall need to be seen from the road. The size of the sign was reduced as requested. Mr. Phelps seconded the motion. Four (4) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a building permit or the variance is null and void.*

**The next item was a petition filed by Brandon Conley for property at 983 Pine Road which is on the South side of Pine Road between Pine Road and Shady Shore for the purpose of a 6' privacy fence in the front yard. (4' see through fence is allowed). Property is zoned Residential-2.**

The Fire Marshal had no comment.

The Bay County Road Commission wrote they have no objection to the petition. Based on review of the Bay County GIS aerials and the information submitted, the proposed fence will not be located in close proximity to the road right-of-way and will not affect the maintenance activities of the BCRC.

Mr. Conley stated he has two front yards. His home faces Pine Road. He would like to extend the neighbor's fence along his property. Mr. Conley would like the fence for privacy. The variance is for 82' along Shady Shore. The fence along Pine does not need a variance.

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

Ms. Corrion stated the home is in a busy area and the yard is wide open. Mr. Phelps agreed and added the fence would add privacy.

*Mr. Phelps moved to approve the petition filed by Brandon Conley for property at 983 Pine Road which is on the South side of Pine Road between Pine Road and Shady Shore for the purpose of a 6' privacy fence in the front yard. (4' see through fence is allowed). The property has two front yards and there is a need for privacy and safety. Ms. Corrion seconded the motion. Four (4) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a building permit or the variance is null and void.*

**A petition was filed by James Batch for property at 606 S. Columbian which is on the West side of S. Columbian between W. White and W. Fisher for the purpose of a side yard variance of 2'4" to be 2'8" for an accessory building (5' is required with eaves). Property is zoned Residential.**

The Fire Marshal had no comment.

The Bay County Road Commission wrote they have no objection to the petition. Based on review of the Bay County GIS aerials and the information submitted, the proposed accessory building will be behind the primary residence and not located in close proximity to the road right-of-way, thus will not affect the maintenance activities of the BCRC.

Mr. Batch stated he would like to reuse the existing footings that were from an accessory building that was removed. It has been there since before he owned the property. He plans to build a new garage on the same footprint.

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

Mr. Phelps commented it would be nice to reuse what is existing.

*Ms. DeShano moved to approve the petition filed by James Batch for property at 606 S. Columbian which is on the West side of S. Columbian between W. White and W. Fisher for the purpose of a side yard variance of 2'4" to be 2'8" for an accessory building (5' is required with eaves). The pad exists and a garage will be built on the same footprint. Mr. Phelps seconded the motion. Four (4) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a building permit or the variance is null and void.*

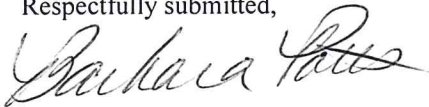
**A petition was filed by Ronald Herman for property on Pine Street/Sunrise Avenue which is on the North side of Pine and West side of Sunrise for the purpose of 15' front yard (Sunrise) setback to be 10' (25' is required) and a 30' rear yard (North side) setback to be 10' (40' is required) to allow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

Mr. Banaszak stated Mr. Herman requested more time to get his building plans together.

*Ms. Corrion moved to postpone until the July 16, 2019 meeting, 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. Property is zoned Residential. Ms. DeShano seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

Having no other business before the Board, Mr. Banaszak adjourned the meeting. The meeting was adjourned at 6:12 p.m.

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator