

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

MINUTES OF NOVEMBER 20, 2018 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 20th day of November, 2018 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Corrion, Covaleski, Banaszak

MEMBER (S) ABSENT: DeShano, Phelps

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 October 16, 2018 regular meeting. Ms. Covaleski stated Mr. Dore seconded the motion for the Lange hearing and it needed to be added into the minutes. *Ms. Covaleski moved to approve the minutes of the October 16, 2018 regular meeting with the amendment. Ms. Corrion seconded the motion. Three (3) ayes, no (0) nays. The motion passed.*

Ms. Corrion moved to approve the dates for 2019 meetings. Ms. Covaleski seconded the motion. Three (3) ayes, no (0) nays. The motion passed.

Mr. Banaszak advised the applicants that only a quorum of the Board was present and all three would have to vote in favor in order for a petition to pass. He then gave the applicants the option of moving forward with their hearing or postponing it until the December 18, 2018 meeting.

Ms. Eyre stated they would like to wait until the December meeting. *Ms. Corrion moved to postpone until the December 18, 2018 meeting, the petition from Wayne & Sylvia Eyre for property at 490 Revilo Road (090103240037500) which is on the West side of Revilo Road between Pembroke and Lagoon Beach for the purpose of a variance of an additional 250 square feet for the existing carport. (1,613 square foot is allowed for attached accessory structures by variance approval in 2017; existing attached accessory structures square footage is 1,863). Ms. Covaleski seconded the motion. Three (3) ayes, no (0) nays. The motion passed.*

The next petition was filed by Jeff Korpala for property at 302 Meridian Road (09010S3600703000) which is on the East side of Oak Street between Pine and Oak for the purpose of a variance to have side yard setbacks of 8' on both the Northwest and Northeast sides, a variance of 4' to be 16' for total side yards (20' is required); a rear yard variance to be 8' at the closest point (40' is required); and a front yard variance of 6.22' to be 18.78' for steps (25' is required) for proposed house/duplex. Parcel is zoned Residential.

Mr. Korpala stated he would like to proceed with his hearing. He explained the lot was irregular. The septic system required by Bay County limits the use of the property. He would need variances to build any home.

Elbert Bennet of 4890 Oak Street stated he was in favor of the request.

There was no one in the audience against the request.

Ms. Corrion stated the lot is atypical. There is no sewer run to the property and it has two front yards.

Ms. Covaleski asked if a larger septic field was needed because a duplex was proposed. Mr. Korpala stated yes. A secondary system had to be installed. He added he tried to purchase additional property but was unable to.

Mr. Banaszak stated the property has two front yards. Even if a single family home was built, the same amount of area would be needed for the septic.

At 6:20 p.m., Rich Phelps entered the meeting.

Ms. Corrion moved to approve the petition filed by Jeff Korpala for property at 302 Meridian Road (09010S3600703000) which is on the East side of Oak Street between Pine and Oak for the purpose of a variance to have side yard setbacks of 8' on both the Northwest and Northeast sides, a variance of 4' to be 16' for total side yards (20' is required); a rear yard variance to be 8' at the closest point (40' is required); and a front yard variance of 6.22' to be 18.78' for steps (25' is required) for proposed house/duplex. This is a corner lot. No sewer is run to the property and a septic field is required which limits the area for the home. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the applicant has six (6) months to pull a building permit or the variance is null and void.

Having no other business before the Board, Ms. Corrion moved to adjourn the meeting. Mr. Phelps 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