

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

MINUTES OF OCTOBER 15, 2019 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 15th day of October, 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, DeShano, Phelps

MEMBER (S) ABSENT: None

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 September 17, 2019 regular meeting. *Ms. Corrion moved to approve the minutes of the regular meeting as presented. Mr. Phelps supported the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item was a petition filed by Michael Martin for property at 3050 Diamond Pine Lane which is on the East side of Two Mile between Scott and Beaver for the purpose of a variance to place accessory building in the front yard. Property is zoned Residential.

There was no one in the audience representing the request. The Board placed the petition last on the agenda.

The next item on the agenda was a petition filed by Dennis Reinke for property at 397 State Park Drive which is on the West side of State Park Drive between Lauria and the Rail Trail for the purpose of a variance to place accessory building in the front yard; a front yard variance of 5' to be 20' (25' is required); and a variance of 4' to be 4' on the side yard for the existing home (8' is required). Property is zoned Residential.

Mr. Reinke explained there were two homes on the property and one had burned down. He would like to put a garage in the front yard where the burned home was. The home that remains is 4' off the property line.

Ms. Covaleski asked if the existing slab would be used for the new building. Mr. Reinke stated they would reuse the slab if it was in good condition. The proposed garage will be essentially the same size as the burned home.

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

Ms. Covaleski stated it is not unusual in this area to have the proposed garage placement. Ms. Corrion agreed and added it is a viable use of the area. Mr. Phelps agreed also.

Ms. DeShano stated the proposed size of the garage is different than what the home was. Mr. Reinke stated he would be squaring up the building.

Mr. Phelps moved to approve the petition filed by Dennis Reinke for property at 397 State Park Drive which is on the West side of State Park Drive between Lauria and the Rail Trail for the purpose of a variance to place accessory building in the front yard; a front yard variance of 5' to be 20' (25' is required); and a variance of 4' to be 4' on the side yard for the existing home (8' is required). The existing home sits back on the property and there is not enough room to build a garage the size requested behind the home. The second home on the property burned down. Ms. Covaleski seconded 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.

The next item was a petition filed by Midway Signs for property at 3631 Wilder Road which is on the North side of Wilder between Euclid and State Park Drive for the purpose of a variance to allow a second wall sign on the East side of the building (one sign is allowed). Property is zoned Commercial-2.

Chuck Crump from Midway Signs represented the request. He stated Mister car wash would like a second sign on the East side of the building so cars heading West can see the car wash. There is a pylon sign along the road.

Mr. Phelps commented there is a need for the name to get out there. He appreciated the business staying in the Township.

Ms. DeShano stated the ZBA has turned down this type of request in the past.

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

Ms. Corrion stated there is a pylon sign on the property. She had no issue with the request.

Mr. Banaszak stated he traveled East and West along Wilder Road and noticed the front of the building catches your eye more than anything. He does not see the hardship with this request.

Mr. Crump stated the owners would like the additional wall sign because the O'Reilly's building sticks out farther to the road. They want the building to be seen as you near it.

Mr. Banaszak stated a large parapet will be added to the building.

Mr. Phelps commented he agreed there was no a hardship.

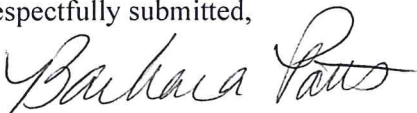
Ms. Covaleski moved to deny the petition filed by Midway Signs for property at 3631 Wilder Road which is on the North side of Wilder between Euclid and State Park Drive for the purpose of a variance to allow a second wall sign on the East side of the building (one sign is allowed). There is no hardship. Five (5) ayes, no (0) nays. The motion passed

Mr. Banaszak stated he would be meeting with Building Official Tim Mark to discuss Zoning Board of Appeals applications and drawings. He asked that Board members let him know of anything else they would like discussed.

Ms. Corrion moved to postpone until the November 19, 2019 meeting, the petition filed by Michael Martin for property at 3050 Diamond Pine Lane which is on the East side of Two Mile between Scott and Beaver for the purpose of a variance to place accessory building in the front yard. Ms. DeShano seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Having no other business before the Board, Mr. Banaszak moved to adjourn the meeting. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The meeting was adjourned at 6:25 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator