

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

MINUTES OF APRIL 21, 2015 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 21st day of April, 2015 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Corrion, Phelps and Schisler

MEMBER (S) ABSENT: LaPlant

ALTERNATE MEMBER: Castaneda

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 the minutes of a regular meeting held February 17, 2015. *Ms. Corrion moved to approve the minutes as presented. Mr. Castaneda seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a petition filed by Matt & Michelle Pflgebraar for property at 4625 Foxcroft which is on the North side of Foxcroft between Euclid and Two Mile for the purpose of a 16' rear yard variance to be 24' (40' is required) from the existing house for a second story addition over garage. Parcel is zoned Residential.

The Department of Water and Sewer takes no exception to the proposed variance.

The Fire Department had no comment.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by Matt & Michelle Pflgebraar for property at 4635 Foxcroft Drive, they have no objection to the petition. Based on the drawing submitted, the work is the addition of a second story and will not impact the Foxcroft Drive right-of-way.

Mr. Pflgebraar stated the variance is needed because of the changes to the home. The addition will be using the same footprint.

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

Mr. Schisler moved to approve the petition filed by Matt & Michelle Pflgebraar for property at 4625 Foxcroft which is on the North side of Foxcroft between Euclid and Two Mile for the purpose of a 16' rear yard variance to be 24' (40' is required) from the existing house for a second story addition over garage. This will be a change to the home with the second story addition. They will be using the same footprint of the current structure. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed. 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 David & Cindy Ferrio for property at 314 Killarney Beach which is on the East side of Killarney Beach between Beaver and a dead end for the purpose of a variance of 5' to be 3' on the south side yard (8' is required); a variance of 1' to be 7' on the north side yard (8' is required); a variance of 10' to be 10' for combined side yards (20' is required); a variance of 20' to be 20' on the waterfront (40' is required); and a variance of 11' to be 14' in the front yard (25' is required) for an addition or new residence. Parcel is zoned Residential-2.

The Department of Water and Sewer takes no exception to the proposed variance.

The Fire Marshal suggested the installation of a domestic sprinkler system.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by David & Cindy Ferrio for property at 310 Killarney Beach, they have no comment on the petition. This property borders on Lourim Road, which is a Private Drive and not under the jurisdiction of the BCRC.

Kathy Staudacher of 330 Killarney had the following comments: 3' on South side. Is that for all or for just garage, as shown? What is setback for home on South side? Will the home be offset 28' from garage? The 20' on East (water side). 20' from where? What's the length of the home? Will it be in in line with the neighbors? 7' on North. 316 Killarney is closer to property line than illustrated. If 7' is new the drawing is not accurate. The new structure would be farther out. What is the height of the house and garage? Will drainage flow away from adjacent lots?

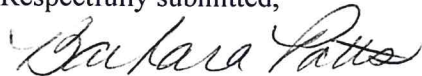
Mr. Ferrio stated due to the small lot size, they are rebuilding the home and using the same footprint but will be bringing the home back from the waterfront approximately 18 inches. All the neighbors are agreeable.

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

Mr. Castaneda moved to approve the petition filed by David & Cindy Ferrio for property at 314 Killarney Beach which is on the East side of Killarney Beach between Beaver and a dead end for the purpose of a variance of 5' to be 3' on the south side yard (8' is required); a variance of 1' to be 7' on the north side yard (8' is required); a variance of 10' to be 10' for combined side yards (20' is required); a variance of 20' to be 20' on the waterfront (40' is required); and a variance of 11' to be 14' in the front yard (25' is required) for an addition or new residence. The variances are needed because of the close proximity to the neighbors and the small lot sizes. The properties are difficult to develop. They will be using the same footprint and will be building approximately 18" further from the waterfront. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed. 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. Mr. Castaneda seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:20 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator