

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

**MINUTES OF AUGUST 15, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 15<sup>th</sup> day of August, 2017 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Covaleski, DeShano, Dore and Phelps

MEMBER (S) ABSENT: Corrion

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 July 17, 2017. Mr. Phelps moved to approve the minutes as presented. Ms. DeShano seconded the motion. Five (5) ayes, no (0) nays. The motion passed.**

**The next item was a petition filed by Chad Cunningham for property at 288 & 290 Killarney Beach Road which is on the East side of Killarney Beach Road between Ricoma Beach and Tobico Beach for the purpose of a 3' side yard variance to be 5' (8' is required) and a variance of 4' to have 16' in total side yard setbacks (20' total is required) for an addition. Parcel is zoned Residential.**

The Department of Water and Sewer wrote DWS takes no exception to the proposed plan.

The Fire Marshal had no comment.

The Bay County Road Commission wrote they had no comments.

Mr. Cunningham stated the lots in the area are very narrow. There are several homes 4' off the property line and he is proposing to be 5' off the line. He has a waterfront yard and a front yard.

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

Mr. Phelps commented the properties in that area are very narrow. It is impossible to build anything without a variance.

Ms. DeShano stated she prefers to have the proposed addition rather than trying to fit another home on a narrow lot.

The rest of the Board agreed.

*Mr. Phelps moved to approve the petition filed by Chad Cunningham for property at 288 & 290 Killarney Beach Road which is on the East side of Killarney Beach Road between Ricoma Beach and Tobico Beach for the purpose of a 3' side yard variance to be 5' (8' is required) and a variance of 4' to have 16' in total side yard setbacks (20' total is required) for an addition. Ms. DeShano seconded the motion. Five (5) 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 David Platko for property at 161 River Trail Drive which is on the West side of River Trail Drive between Birch Ridge Drive and Golfside Drive for the purpose of a 18' waterfront setback to be 22' (40' is required) for the home and a side yard variance of 3' to be 2' for an existing detached accessory building (5' is required where eaves troughs are provided). Parcel is zoned**

**Residential-2.**

The Department of Water and Sewer wrote DWS takes no exception to the proposed plan.

The Fire Marshal had no comment.

The Bay County Road Commission wrote they had no comments.

Mr. Platko stated they are relatively new to the area and want to build their dream home. They would be keeping the existing garage which was built in the 1950's. It currently doesn't have gutters but it can be repaired. They spoke with both neighbors and have taken their feelings into account when planning the layout of the house. They want to build the house so everyone can enjoy the waterfront.

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

Ms. Covaleski stated it will be nice to see a new structure and to have someone be accommodating.

Mr. Dore stated he went through the same thing when he built.

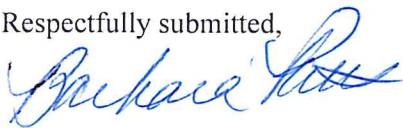
Mr. Phelps had walked the property. The neighbor's setback is very close to the property line. Ms. DeShano added the garage exists. The property is set back further from the water than the neighbor's.

Mr. Banaszak explained the previous owner had gotten variance for a similar home.

*Ms. DeShano moved to approve the petition filed by David Platko for property at 161 River Trail Drive which is on the West side of River Trail Drive between Birch Ridge Drive and Golfside Drive for the purpose of a 18' waterfront setback to be 22' (40' is required) for the home and a side yard variance of 3' to be 2' for an existing detached accessory building (5' is required where eaves troughs are provided). 22' is further off the waterfront than the neighbors. The 2' variance is for the existing garage. Mr. Phelps seconded the motion. Five (5) 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.*

*Having no other business before the Board, Mr. Phelps moved to adjourn. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:13 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator