

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

MINUTES OF AUGUST 16, 2016 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 16th day of August, 2016 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Corrion, LaPlant, Phelps, Schisler

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 the minutes of a regular meeting held July 20, 2016. Mr. LaPlant moved to approve the minutes. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a petition filed by Timothy Teeples for property at 3404 E. Midland Road which is on the south side of Midland Road between Engelhardt and Woodbridge for the purpose of a variance to allow an a 6' privacy fence in the front yard, along the west and south property lines. Parcel is zoned Residential.

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

The Fire Marshal had no concerns.

The Bay County Road Commission had no concerns.

Mr. Teeples stated he recently purchased the home. It had been vacant. He had been told there was a fence prior but it had been removed. The Township considers his property as having two front yards. Mr. Teeples added he would like a gate by the house and along John Street.

Mr. Phelps asked what type of fencing would be used. Mr. Teeples stated a cedar fence would be erected by L & L Fence.

There was no one in the audience in favor of the request.

Art Joitke owner of 3402 Midland Road stated a 6' fence would make the property look like a compound. He was not against a 6' fence by the house.

Mr. LaPlant stated Mr. Teeples' hardship is having two front yards. He is entitled to some privacy. Ms. Corrion agreed.

Mr. Phelps added there were a lot of cars parked along John Street. The fence would also help with security.

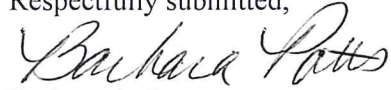
Mr. Schisler commented if this was anywhere else, a variance would not be needed. But because there are two front yards, he has a hardship.

Ms. Corrion moved to approve the petition filed by Timothy Teeples for property at 3404 E. Midland Road which is on the south side of Midland Road between Engelhardt and Woodbridge for the purpose of a variance to allow

an a 6' privacy fence in the front yard, along the west and south property lines. The property has two front yards. If not for that fact, a variance would not be required. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed. The applicant has six months to pull a building permit.

Having no other business before the Board, Mr. Schisler moved to adjourn. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:12 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator