

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

**MINUTES OF DECEMBER 16, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 16<sup>th</sup> day of December, 2014 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 November 13, 2014.** *Mr. Schisler moved to approve the minutes. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a petition has been filed by Bangor Township Schools for property at 3201 Kiesel Road which is on the North side of Kiesel between Euclid and Two Mile for the purpose of a variance of 5' to be 12' in sign height (7' is allowed); a variance of 10 square feet to be 58 square feet for total sign area (48 square feet is allowed); and a variance of 8.25 square feet to be 26.25 square feet for changeable copy area (18 square feet is allowed). 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 their comments from the November 13, 2014 ZBA meeting has not changed: "...they have no objection to the petition. Based on the drawing submitted, the subject sign will be located 78' from the centerline of Kiesel Road, well outside the 33' of road right-of-way the BCRC has jurisdiction over on the north side of Kiesel Road."

Susan Richards 3272 Birchbrook telephoned she was in favor of the request.

Ingrid Reed of 3321 Birchbrook telephoned she had no problem with the request.

John Foco, CFO of Bangor Schools and School Board Members Mark Seymour, Brian Tobin and Pat Schaffer were in attendance and in favor of the request. Mr. Foco handed out a photo of the existing sign. He explained the changeable sign area amount was incorrect on the original application. There is a big difference between what was originally requested and what is actually needed. Mr. Foco explained the proposed sign has the option of being dimmed or shut off during the night. He added they mailed letters to the neighbors and did not receive any feedback. The proposed sign is smaller than the existing sign, but taller.

Mr. LaPlant asked if there was a standard size matrix sign. Steve, from Barrett Signs, stated matrix signs came in any size. The actual size of the matrix is 22 square feet. There is a border around it. The

sign they proposed is about the same as other schools they have done. There is a huge open area around the school. They are keeping the sign small but raising it up because it is in a low area. Mr. LaPlant added it will be nice to promote school activities and events.

Mr. Schisler explained the amended request is less than half of what was originally requested. Steve from Barrett Sign stated the actual specifications changed the variance amount. The size of the LED field is 22.61 square feet. A 4.61 square foot variance is needed.

Mr. LaPlant asked if the allowed 22 square feet was reasonable. Steve from Barrett Sign stated it was. The cost of the sign usually limits the size.

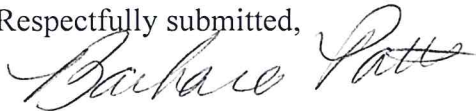
The School Board members in attendance were in favor of the request. There was no one in the audience against the request.

Mr. Schisler stated the Board can't put use restrictions on the sign. Mr. Phelps added the proposed sign is a big improvement. Mr. LaPlant commented the sign will be great for getting information out.

*Mr. Schisler moved to approve the petition has been filed by Bangor Township Schools for property at 3201 Kiesel Road which is on the North side of Kiesel between Euclid and Two Mile for the purpose of a variance of 5' to be 12' in sign height (7' is allowed); a variance of 10 square feet to be 58 square feet for total sign area (48 square feet is allowed); and a variance of 4.61 square feet to be 22.61 square feet for changeable copy area (18 square feet is allowed). The hardship is the land. The proposed location is in a low drainage area. The height is needed so the sign can be seen. The additional square footage is not drastic. The property is massive and the size of the sign doesn't differentiate with the size of the land. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*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 6:20 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator