

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

**MINUTES OF DECEMBER 19, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 19<sup>th</sup> day of December, 2017 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, and Phelps

MEMBER (S) ABSENT: DeShano

ALTERNATE MEMBER: Dore

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 21, 2017.** *Ms. Corrion moved to approve the minutes as presented. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item was a petition filed by Sara Dore for property at 3424 Treetop Hollow which is on the Southwest side of Treetop Hollow between Euclid and Lauria for the purpose of a variance to allow a 6' privacy fence in the front yard, along Lauria Road. (4' see through fence is allowed in front yard). Parcel is zoned Residential.**

No comments were received by the Department of Water and Sewer.

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the petition. Based on the plan submitted, they understand the fence will be along Lauria Road and beyond the road right-of-way for Lauria Road in conformance with Township fence ordinances. Just to note, a fence cannot be placed within the road right-of-way unless a permit is granted by the BCRC.

A letter of objection from Barney Prime of 3426 Lauria Road was read aloud.

Ms. Dore explained Lauria Road is actually their backyard. They removed the dead ash trees from the property and had a clear view of Lauria Road. They would like the fence for privacy and noise.

Ben Wasek added the previous owner didn't use Treetop. The garage is drive-thru with doors on both ends. Mr. Wasek stated there is a pool, deck and fire pit between the house and Lauria Road. His builder did not pull a permit prior to installing the fence.

Ms. Covaleski asked when the property was purchased. Mr. Wasek stated they moved in June 2016. The pool, patio and fire pit existed at time of purchase. They would like to remove the drive off of Lauria.

Ms. Corrion stated the property has two front yards.

There was no one else in the audience.

Mr. Phelps stated there is a hardship with two front yards. The address is Treetop Hollow. Mr. Dore agreed.

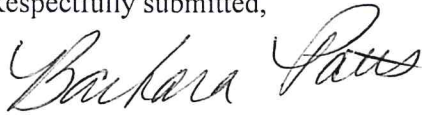
Ms. Covaleski had concerns with the fence. Visually it looks like a compound. Mr. Banaszak stated on the corner of Lauria and Nottingham Trail there was a 6' solid fence in the front yard.

Ms. Covaleski asked if the fence was finished. Mr. Wasek explained the posts will have custom caps. They want the fence to blend in. A lot of landscaping will be added to the roadside and inside of the fence. The fence will not be any higher than it is now.

*Ms. Corrion moved to approve the petition filed by Sara Dore for property at 3424 Treetop Hollow which is on the Southwest side of Treetop Hollow between Euclid and Lauria for the purpose of a variance to allow a 6' privacy fence in the front yard, along Lauria Road. There are two front yards. When they purchased the property, they were not aware the Lauria Road side would be considered a front yard. Mr. Dore 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 variances are null and void.*

*Having no other business before the Board, Ms. Corrion moved to adjourn. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:15 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator