

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

**MINUTES OF FEBRUARY 20, 2018 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 20<sup>th</sup> day of February, 2018 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 DeShano

MEMBER (S) ABSENT: Phelps

ALTERNATE MEMBER: Dore

Mr. Banaszak called the meeting to order at 6:00 p.m.

**The first item on the agenda was approval of minutes of the December 19, 2017 and January 16, 2018 regular meetings.** *Ms. Corrion moved to approve the minutes of the December 19, 2017 regular meeting as presented. Mr. Banaszak seconded the motion. Five (5) ayes, no (0) nays. The motion passed. Ms. Covaleski moved to approve the January 16, 2018 regular meeting minutes. Mr. Dore seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The petition on the agenda was filed by Christopher & Jennifer Jarvis for property at 307 Donohue Beach which is on the North side of Donohue Beach between Bangor Road and the dead end for the purpose of a variance of 25' to be 0' front yard setback for a detached accessory building located 5' from the principal building (25' is required); a variance of 3' to be 5' (southeast) side yard setback (8' is required. Eaves troughs and adequate drainage is required.); and a variance of 6' (5.51') to be 14' (14.49) total side yards (20' is required). Parcel is zoned Residential-2.**

The Department of Water and Sewer takes no exception to the petition

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote they do not have any objection to the petition. During the review of the previous submission, they inadvertently thought the accessory building was to be an extension of the present garage. They apologize for the error. The BCRC has been in contact with the petitioner and have a full understanding of the request being made. Thus, the BCRC have no objection to the petition as presented. The petitioner will need to secure a permit from the BCRC to place the accessory building within the road right-of-way.

Ms. Jarvis explained they have waterfront property. No matter where the building was placed, it would need a variance. Ms. DeShano asked if the wood frame that was on the property was the proposed location. Ms. Jarvis stated it was. Mr. Dore clarified the building would be 5' off of the easement.

Tom Young of 318 Donohue Beach did not agree with the wording of the request. He asked that the line regarding the 9' encroachment be removed and he receive a copy with the change.

Mel Correa of 305 Donohue Beach was in favor of the request.

Ms. Covaleski was unclear where the building would be located. Ms. Jarvis explained the building would be placed 24' from the edge of the road but it would still be 9' into the road right-of-way.

Ms. Corrion stated the homes in the area are packed in there. The property has two front yards. Mr. Dore agreed the area is congested. Mr. Banaszak added the proposed location will line up with the neighbors' buildings.

*Ms. Corrion moved to approve the request from Christopher & Jennifer Jarvis for property at 307 Donohue Beach*

which is on the North side of Donohue Beach between Bangor Road and the dead end for the purpose of a variance of 25' to be 0' front yard setback for a detached accessory building located 5' from the principal building (25' is required); a variance of 3' to be 5' (southeast) side yard setback (8' is required. Eaves troughs and adequate drainage is required.); and a variance of 6' (5.51') to be 14' (14.49) total side yards. The location of the building will line up with the neighbors. The area is very congested. The property has two front yards and there is no other location for the building. Ms. Covalski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a petition filed by Gene Jacobs for vacant property on Killarney Beach Road which is on the West side of Killarney Beach for the purpose of a variance to permit an accessory building with no primary structure, a variance of 1,127 square feet to be 1,440 square feet (313 square feet is allowed), a variance of 2' to be 22' in height (20' is allowed), a variance of 2' to be 3' for a side yard setback (5' is required) and a rear yard variance of 5' to be 5' (10' is required) for a 30'x48' pole barn. Parcel is zoned Residential-2.

The Department of Water and Sewer takes no exception to the petition

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote they do not have any objection to the petition. Based on the plan submitted, review of the site per the Bay County Planning Department's current aerials, the proposed accessory building will be well away from the roadway and will have virtually no impact on BCRC maintenance activities. The petitioner will need to secure a permit from the BCRC if they plan to construct a driveway between the accessory building and the road edge.

A letter of objection was received from Chris Campbell owner of 372 Killarney Beach.

Paul Rowe of 374 Killarney Beach wrote he was opposed.

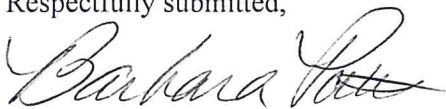
No one was present to represent the request.

A discussion took place on acting on or postponing the request.

*Ms. Corrion moved to postpone, until the March 20, 2018 meeting, the petition filed by Gene Jacobs for vacant property on Killarney Beach Road which is on the West side of Killarney Beach for the purpose of a variance to permit an accessory building with no primary structure, a variance of 1,127 square feet to be 1,440 square feet (313 square feet is allowed), a variance of 2' to be 22' in height (20' is allowed), a variance of 2' to be 3' for a side yard setback (5' is required) and a rear yard variance of 5' to be 5' (10' is required) for a 30'x48' pole barn. Parcel is zoned Residential-2. Ms. Covalski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Having no other business before the Board, Mr. Banaszak adjourned the meeting at 6:22 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator