

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

MINUTES OF FEBRUARY 21, 2012 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 21st day of February, 2012 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER (S) ABSENT: Banaszak

Ms. Corrion 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 January 17, 2012. *Mr. Pilarski moved to approve the minutes as presented. Mr. Schisler seconded the motion. Five (5) ayes, no (0) nays, one (1) absent. The motion passed.*

The next item on the agenda was a petition filed by Stanley Stasick for property at 752 Bay Road which is on the South side of Bay Road between Patterson Road and Bay Road for the purpose of a 54 square foot variance to be 840 square feet for an accessory building (786 square feet is allowed). Parcel is zoned Residential-2.

Jim Lillo from the Bay County Road Commission wrote with regard the petition filed by Stanley Stasick for property at 752 Bay Road for a square footage variance to construct an accessory building, they do not have any objection to the petition. The submitted plan indicates the proposed building will be behind the existing residence and therefore not conflict with the road. However, if a driveway is proposed to access the new building (none is shown on the submitted plans, but the permit mentions the residence has no garage now) a permit for such is required from the Bay County Road Commission.

Bradd Maki from the Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed variance.

Fire Marshal Bailey wrote any construction must meet the International Fire Code 2006 edition.

Martin Obermiller of 765 Bay Road telephoned he was in support of the request.

Tom Pembroke of 771 Bay Road telephoned he was in support of the request.

James Stachowski of 761 Bay Road stated he was in support of the request.

Mr. Stasick stated the lot lines changed when the subdivision was replatted. His hardship is that he doesn't have a garage and would like one. The garage will eliminate what he has in storage.

Mr. Pilarski asked about the existing shed. Mr. Stasick commented he has a 12'x16' shed. Mr. Pilarski added the shed is considered an accessory building. If Mr. Stasick wanted to keep the existing shed along with the proposed garage, more square footage would have to be requested. Mr. Stasick stated he

would remove the shed after the garage was built. There would be no additional buildings.

Mr. Pilarski added eaves are required on the garage if it is 5' from the property line. Mr. Stasick commented the utility easements won't be affected by the placement of the building.

Stan Stasick II was in favor of the request.

There was no one in the audience against the request.

Mr. Pilarski stated there is an existing shed. Storage is needed due to the conditions caused by the size of the lot. A discussion took place on the location of the trees.

Mr. Pilarski moved to approve the petition filed by Stanley Stasick for property at 752 Bay Road which is on the South side of Bay Road between Patterson Road and Bay Road for the purpose of a 54 square foot variance to be 840 square feet for an accessory building (786 square feet is allowed). There is no existing garage at the residence. The existing shed shall be removed after the proposed garage is finished. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays, one (1) absent. The motion passed. Mr. Stasick was told he had six months to pull a building permit or the variance would be void.

Mr. Pilarski reported the recent sign issues would be going before the Planning Commission this month. The same sections of the ordinance have been coming up. Mr. Schisler added he also mentioned to the Township Board the possibility of the zoning ordinance being updated regarding signs.

Having no other business before the Board, Mr. Schisler moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 6:12 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator