

CHARTER TOWNSHIP OF BANGOR
ZONING BOARD OF APPEALS

MINUTES OF JANUARY 15, 2013 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 15th day of January, 2013 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER (S) ABSENT: None

Mr. Banaszak called the meeting to order at 6:02 p.m.

The Pledge of Allegiance was recited.

The first item on the agenda was election of officers for 2013. *Mr. Pilarski nominated Tim Banaszak as Chair and Kristal Corrion as Vice Chair. Mr. Schisler seconded the nomination. Five (5) ayes, no (0) nays. The nomination passed.*

The next item on the agenda was approval of the minutes of a regular meeting held December 18, 2012. *Mr. Schisler moved to approve the minutes as presented. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a petition filed by James & Marchita Gath for property at 145 River Trail Drive (combining with 147 River Trail Drive) which is on the North side of River Trail between Golfside and Birch Ridge for the purpose of a variance of 18'4" to permit reconstruction of a principle dwelling on an existing foundation 21'8" from the waterfront property line or high water mark (40' is required). Parcel is zoned Residential-2.

Mr. Pilarski noted the waterfront dimension on the updated drawing was different than what was requested. There was a 2" difference. The original drawing (12/18/12) showed the distance to the seawall at 21'8" and the updated drawing (01/15/13) showed the distance to be 21'6". Mr. Pilarski asked Mr. Gath which number was correct. Mr. Gath reviewed the drawing and stated it was a mistake on the updated drawing. The drawing should show 21'8" instead of 21'6".

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by James & Marchita Gath for property at 145 and 147 River Trail Drive, they have the following comment on the petition. Based on the drawing submitted and a site visit, it is unclear as to whether or not the existing "U"-shaped or "horseshoe" driveway will be retained or reconfigured. The drawing also does not specify how close the garage will be to River Trail Drive. As with virtually all beach or river properties in Bangor Township, they HIGHLY recommend any new structure be located well off the edge of the roadway. This prevents the possibility of damage to the structure during snow plowing or maintenance operations by the BCRC.

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

The Fire Department takes no exception to the petition filed by James & Marchita Gath for the property at 145 River Trail.

Letters in favor of the request from John & Clara Pasko were read.

A letter in favor of the request from Cynthia Kababik was read.

Eric Frederick of 126 River Trail Drive stated he had no problem with the request.

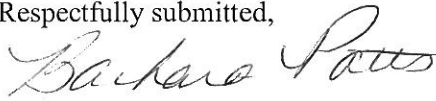
There was no one in the audience opposing the request.

Mr. Pilarski stated the two properties will be titled as one. Mr. Schisler added the line of sight is not an issue. The adjacent property owners are not opposed to the proposal.

Mr. Schisler moved to approve the request filed by James & Marchita Gath for property at 145 River Trail Drive (combining with 147 River Trail Drive) which is on the North side of River Trail between Golfside and Birch Ridge for the purpose of a variance of 18'4" to permit reconstruction of a principle dwelling on an existing foundation 21'8" from the waterfront property line or high water mark (40' is required). They will be building on the same foundation as what exists. This will improve the area. Mr. Pilarski added the dimension shall be corrected on the drawing showing 21'8" to the seawall. Five (5) ayes, no (0) nays. The motion passed. Mr. Gath was told he had six months to pull a building permit or the variance would be null and void.

Having no other business before the Board, Mr. Schisler moved to adjourn. Ms. Corrion 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