

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

MINUTES OF JANUARY 19, 2016 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 19th day of January, 2016 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 and 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 election of officers. *Mr. Schisler moved to have Tim Banaszak remain as Chair. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Mr. Schisler moved to have Krystal Corrion remain as Vice-Chair. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was approval of the minutes of a regular meeting held December 15, 2015. *Mr. Phelps moved to approve the minutes as presented. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item was a petition filed by The Project Collaborative, Inc./Kroger for property at 945 N. Euclid which is on the West side of Euclid between E. North Union and Kiesel for the purpose of variances for additional wall signs. 1) a variance to have a 4.32 square foot illuminated canopy logo sign; 2) a variance to have a 10.83 square foot illuminated canopy sign; 3) to have 7.29 square foot kiosk logo sign; 4) a variance to have 12.8 square feet for gas pump doors (1.6 square foot each); 5) 3.6 square feet for logo on dispenser valance (.45 square foot each) and 6) to keep 45.5 square foot illuminated scrolling price sign canopy. Parcel is zoned Commercial-2.

The Department of Water and Sewer wrote they take no exception to the proposed variances.

The Fire Marshal stated they had no objection as long as the view of the pumps from the attendant station is not obstructed by the canopy.

The Bay County Road Commission wrote with regard to the request by The Project Collaborative Inc./Kroger, they have no comment.

Matthew Pisko of The Project Collaborative, Inc. represented the request. The gas station was one of the earliest ones Kroger tried. It has the old Kroger image on it. There is now a universal logo that customers can identify. Mr. Pisko advised there would only be a single sign on the kiosk, not two as shown. They are requesting to keep what is exists with less signage square footage.

Mr. Pisko stated the changes would not be offensive. They need the identification because it is a separate business. The image is being updated. The changes will bring them closer to compliance.

There was no one in the audience for or against the request.

Mr. Schisler moved to approve the petition filed by The Project Collaborative, Inc./Kroger for property at 945 N. Euclid which is on the West side of Euclid between E. North Union and Kiesel for the purpose of variances for

additional wall signs. 1) a variance to have a 4.32 square foot illuminated canopy logo sign; 2) a variance to have a 10.83 square foot illuminated canopy sign; 3) to have 7.29 square foot kiosk logo sign; 4) a variance to have 12.8 square feet for gas pump doors (1.6 square foot each); 5) 3.6 square feet for logo on dispenser valance (.45 square foot each) and 6) to keep 45.5 square foot illuminated scrolling price sign canopy. The request is to update the image. They are not changing the site but they are making it more compliant. Brand recognition is important. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed. The applicant has six months to pull a building permit or the variance is null and void.

The next item was a petition filed by Bay City Fireworks Festival for property at 1200 W. Thomas which is on the North side of W. Thomas between Gies and Euclid for the purpose of a variance to 3 parking spaces to be 7 (10 is required) and a variance of 3,500 square feet to be 16,500 square feet for minimum lot size (20,000 square feet exists). Parcel is zoned Commercial-1.

The Department of Water and Sewer takes no exception to the proposed variance.

The Fire Marshal stated they have no objections.

The Bay County Road Commission wrote with regard to the request by Bay City Fireworks Festival, they have no comment.

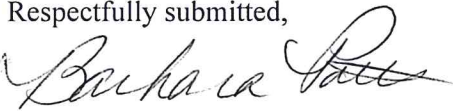
There was no one in the audience to represent the request. There was no one in the audience for or against the request.

Mr. LaPlant advised the site plan for the property was approved by the Planning Commission pending ZBA approval. The variances needed were discovered at the Planning Commission meeting.

Mr. LaPlant moved to approve a petition filed by Bay City Fireworks Festival for property at 1200 W. Thomas which is on the North side of W. Thomas between Gies and Euclid for the purpose of a variance to 3 parking spaces to be 7 (10 is required) and a variance of 3,500 square feet to be 16,500 square feet for minimum lot size (20,000 square feet exists). The lot size exists and can't be changed. The addition parking is required due to the storage facility use. It is not necessary. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed. The applicant has six months to pull a building permit or the variance is null and void.

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

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator