

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

MINUTES OF JANUARY 20, 2015 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 20th day of January, 2015 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 and Schisler

MEMBER (S) ABSENT: Phelps

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 for 2015. *Mr. LaPlant nominated Tim Banaszak as Chair. Ms. Corrion seconded the motion. Four (4) ayes, no (0) nays. The motion passed. Mr. Banaszak moved to nominate Kristal Corrion as Vice Chair. Mr. Schisler seconded the nomination. Four (4) ayes, no (0) nays. The nominations passed.*

The next item on the agenda was approval of the minutes of a regular meeting held December 16, 2014. *Ms. Corrion moved to approve the minutes as presented. Mr. Schisler seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a petition filed by Colan Sternberg-SignArt, Inc. for property at 101 N. Euclid which is on the West side of Euclid between Ohio and Midland for the purpose of: PYLON SIGN (Sign #1) a variance of 4' to permit a freestanding sign to be 24' in height where the principal structure is only 20' in height (20' height is allowed); WALL SIGNS (Sign #2) a variance of 53.67 square feet to permit the south elevation wall sign to be 133.67 square feet in size (80 square feet is allowed); (Sign #3) variance of 53.67 square feet to permit the east elevation wall sign to be 133.67 square feet in size (80 square feet is allowed); (Sign #4) variance of 22.47 square feet to permit the south elevation directional sign to be 26.47 square feet in size (4 square feet is allowed); variance of 12'7" to permit the south elevation directional sign to be 15'7" in height (3' in height is allowed); variance of 80.14 square feet to permit total south elevation wall signage to be 160.14 square feet in area (80 square feet is allowed); variance to permit a second wall sign on the south elevation (1 sign is permitted); (Sign #5) variance of 80.14 square feet to permit total east elevation wall signage to be 160.14 square feet in area (80 square feet is allowed); variance to permit a second wall sign on the east elevation (1 is permitted); AWNING and CANOPY (Sign #6) variance of 163.16 square feet in total area of wall signs to permit a total area of 323.16 square footage of wall signs (160 square footage); (Sign #7) variance of .24 square feet to permit 29% coverage of the total visible area of the canopy (25% is allowed); variance of 164.9 square feet total area of wall signs to permit a total area of 324.9 square feet of wall signs (160 square feet); variance to permit backlighting of a canopy sign which is not otherwise permitted; (Sign #8) variance of .56 square feet to permit 30% coverage of the total visible area of the canopy (25% is allowed); variance of 168.15 square footage total area of wall signs to permit a total area of 328.15 square feet wall signs (160 square foot is allowed); variance to permit backlight of a canopy sign with is not otherwise permitted; and (Sign #16) variance permitting the business name or logo where otherwise not permitted on a private traffic directing sign. Parcel is zoned Commercial-2.

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

The Fire Department would like to see the address on the sign, per code, enforced.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the petition.

Don Hundley from MDOT wrote they did not have an issue with the sign. It is shown to be outside of the MDOT right of way.

Mr. Sternberg stated they will put the address number on the sign as required by the Fire Department. He presented pictures of a similar store. He wanted to show how it will fit in with the area and how it looks.

Ms. Corrion asked if the pylon sign would be illuminated. Yes it would be.

Discussion took place on the difference between additional signs and directional signs.

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

Mr. Schisler stated the variance could be different depending on how you characterized the signs. Mr. LaPlant stated the proposed signage does not look excessive when you look at the drawings. The proposed height is not out of character for the area.

Ms. Corrion moved to approve the petition filed by Colan Sternberg-SignArt, Inc. for property at 101 N. Euclid which is on the West side of Euclid between Ohio and Midland for the purpose of: PYLON SIGN (Sign #1) a variance of 4' to permit a freestanding sign to be 24' in height where the principal structure is only 20' in height (20' height is allowed); WALL SIGNS (Sign #2) a variance of 53.67 square feet to permit the south elevation wall sign to be 133.67 square feet in size (80 square feet is allowed); (Sign #3) variance of 53.67 square feet to permit the east elevation wall sign to be 133.67 square feet in size (80 square feet is allowed); (Sign #4) variance of 22.47 square feet to permit the south elevation directional sign to be 26.47 square feet in size (4 square feet is allowed); variance of 12'7" to permit the south elevation directional sign to be 15'7" in height (3' in height is allowed); variance of 80.14 square feet to permit total south elevation wall signage to be 160.14 square feet in area (80 square feet is allowed); variance to permit a second wall sign on the south elevation (1 sign is permitted); (Sign #5) variance of 80.14 square feet to permit total east elevation wall signage to be 160.14 square feet in area (80 square feet is allowed); variance to permit a second wall sign on the east elevation (1 is permitted); AWNING and CANOPY (Sign #6) variance of 163.16 square feet in total area of wall signs to permit a total area of 323.16 square footage of wall signs (160 square footage); (Sign #7) variance of .24 square feet to permit 29% coverage of the total visible area of the canopy (25% is allowed); variance of 164.9 square feet total area of wall signs to permit a total area of 324.9 square feet of wall signs (160 square feet); variance to permit backlighting of a canopy sign which is not otherwise permitted; (Sign #8) variance of .56 square feet to permit 30% coverage of the total visible area of the canopy (25% is allowed); variance of 168.15 square footage total area of wall signs to permit a total area of 328.15 square feet wall signs (160 square foot is allowed); variance to permit backlight of a canopy sign with is not otherwise permitted; and (Sign #16) variance permitting the business name or logo where otherwise not permitted on a private traffic directing sign. This is a new building. The variances requested seem excessive but they are not out of line for what is needed. Mr. Schisler seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

The last item on the agenda was a petition has been filed by Rodney & Danean Wright for property at 4635 Foxcroft Drive which is on the East side of Foxcroft between Morningside and

Richardson for the purpose of a variance of 15' variance to be 25' from the rear property line for an addition (40' is required). Parcel is zoned Residential.

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

The Fire Department had no comment.

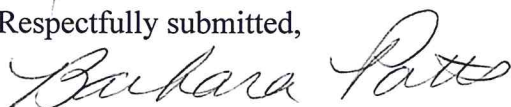
Jim Lillo from the Bay County Road Commission wrote they have no objection to the petition. Based on the drawing submitted, the addition is located behind the existing house and will not impact the Foxcroft Drive right-of-way.

Ms. Wright stated they needed to change their variance to be 19' from the property line. The Board explained they could not act on the issue at this meeting. The petition would have to be changed and re-noticed. They will put on the agenda for the February meeting.

A discussion took place on the Right to Farm act.

Having no other business before the Board, Mr. Schisler moved to adjourn. Mr. LaPlant seconded the motion. Four (4) 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