

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

**MINUTES OF JULY 24, 2018 MEETING**

A special meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 24<sup>th</sup> day of July, 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

MEMBER (S) ABSENT: DeShano, Phelps

Mr. Banaszak called the meeting to order at 5:30 p.m. The Pledge of Allegiance was recited.

**A petition was filed by Pioneer Medicinal Cultivators LLC for property at 3557 Wilder Road which is on the north side of Wilder Road between Grace Drive and Adela Court for the purpose of an additional 8' x 4' pole sign. (One free standing sign is allowed) Parcel is zoned Commercial-1.**

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

The Fire Marshal had no comment.

The Bay County Road Commission wrote they have no objection to the request.

Ken Lange, owner of 3583 Wilder Road, was in support of the variance.

Edsel Najor, owner of 3505 Wilder Road telephoned and wrote that he objected to the request.

Joanne LeCronier of 3590 Debra Lane stated she was opposed to the request.

Jason Dabrowski represented the request. He explained they had opened a dispensary and it has a wall sign. They receive 4-7 calls a day from customers not being able to find them. They are losing customers. A pole sign near the road would make their business easier to find. The proposed sign was previously approved. The banners will be removed.

Ms. Covaleski stated the adjacent business has more than one sign.

There was no one in the audience for the request.

Walt Krystyniak owner of 3580 Debra Lane spoke against the request. He stated the proposed sign is inconsistent with what is in the area. Most signs are vertical. The proposed sign looks a lot bigger. He would be content with the sign if it was vertical. This is a self-created issue.

Ms. Covaleski stated the proposed sign is within the allowed square footage. The business needs to be identified.

Ms. Corrion commented the sign and its location were previously approved by the ZBA. If the sign would have been installed at the time it was approved, this would be a non-issue.

*Ms. Corrion moved to approve the petition by Pioneer Medicinal Cultivators LLC for property at 3557 Wilder Road which is on the north side of Wilder Road between Grace Drive and Adela Court for the purpose of an additional 8' x 4' pole sign. (One free standing sign is allowed.) The request was previously approved but the approval has expired. Ms. Covaleski seconded the motion. Three (3) ayes, no (0) nays. The motion passed. The petitioner has six (6) months to pull a permit or the variances are null and void.*

Ms. Potts brought to the Board's attention the petition filed by Mark & Suzanne Birnbaum for property at 214 Athlone Beach (09010T1100000400) for the purpose of a side yard variance of 4' to be 4' on the South (8' is required), a side yard variance 12' to be 4' on the North (8' is required); a total setback variance of 12' to be 8' (20' is required) and a variance to be less than 40' in the waterfront yard for a new home. This was denied at the July 17<sup>th</sup> meeting. The Birnbaums would like to build a new home in line with the adjacent property owners. Due to the denial at the July meeting, they are unable to request the waterfront variance again for 365 days.

She added the ZBA has the ability to waive the one year period if they chose to. After discussion, *Mr. Banaszak moved to waive the one year period so the Birnbaum's may resubmit a variance request to be less than 40' in the waterfront yard for a new home. Ms. Covaleski seconded the motion. Three (3) ayes, no (0) nays. The motion passed.*

*Having no other business before the Board, Mr. Banaszak moved to adjourn the meeting. Ms. Covaleski seconded the motion. Three (3) ayes, no (0) nays. The motion passed and the meeting was adjourned at 5:45 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator