

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

MINUTES OF MARCH 16, 2016 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 16th day of March, 2016 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Corrion, LaPlant and Phelps

MEMBER (S) ABSENT: Banaszak and Schisler

ALTERNATE MEMBER PRESENT: Bouckaert

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 February 16, 2016. Mr. LaPlant moved to approve the minutes as presented. Mr. Phelps seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

The next item was a petition filed by David & Cindy Ferrio for property at 321 Killarney Beach which is on the East side of Killarney beach between Beaver Road and the dead end for the purpose of a variance of 15' to be 10' (25' is required) on the East property line; a variance of 17' to be 8' (25' is required) on the North property line and a variance of 200 square feet to be 1,000 square feet (1200 square feet is required) to move a house onto the property. Parcel is zoned Residential-2.

The Department of Water and Sewer wrote the proposed site plan indicates removal of the existing homes at 314 and 323 Killarney Beach and replacing the existing home at 321 with the home currently located at 314 Killarney Beach. The sanitary sewer leads for #314 and #323 will need to be cut and capped by the homeowner and verified by DPW. Additionally, the replacement/extension of the sanitary lead and water service for the existing #321 will also need to be inspected by the BCDWS to the site of the newly relocated home for this service address. Water meters for all 3 addresses will need to be removed when water service is shut off.

The Fire Marshal stated they had no objection.

The Bay County Road Commission had no comment.

Dwayne & Judy Birchmeier of 319 Killarney Beach have no problem with the request.

Mr. Ferrio explained they purchased 321 and 323 Killarney Beach. Both homes had been vacant for years and are in rough shape. The houses will be removed. They would like to move the house at 314 Killarney Beach to 321. The placement would then have an 8' setback. It will be in a better position off the easement.

Randy Swartz of 262 Killarney Beach stated he was in favor of the request. It will be better for the area.

There was no one in the audience against the request.

Mr. Phelps stated any time a neighborhood is being improved, he is in favor. This will eliminate some eyesores. Mr. Bouckaert agreed.

Mr. LaPlant added this will be opening up the area.

Mr. LaPlant moved to approve the petition filed by David & Cindy Ferrio for property at 321 Killarney Beach which is on the East side of Killarney beach between Beaver Road and the dead end for the purpose of a variance of 15' to be 10' (25' is required) on the East property line; a variance of 17' to be 8' (25' is required) on the North property line and a variance of 200 square feet to be 1,000 square feet (1200 square feet is required) to move a house onto the property. Variances would be needed to do anything on the properties. The existing home is being moved. It was built before the current codes and should be grandfathered in. Mr. Bouckaert seconded the motion. Four (4) ayes, no (0) nays. The motion passed. The petitioner has six (6) months to pull a building permit.

The next item on the agenda was a petition filed by Midway Signs, Inc. for property at 3980 N. Euclid which is on the Northwest corner of Euclid and Wilder Road for the purpose of a variance for three (3) additional wall signs for an additional 85.74 square feet. Parcel is zoned Commercial-2.

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

The Fire Marshal stated they had no objection.

The Bay County Road Commission wrote with regard to Midway Signs, Inc. for property at 3980 North Euclid Avenue, they have the no comment on the petition. Based on the submitted materials and site plan, the wall signage requested will not have an effect on the Wilder Road right-of-way or traveling public. Euclid Avenue (M-13) is under the jurisdiction of MDOT and they should be contacted to determine if they have any requirements or comments as to the petition.

There was no one in the audience to represent the request.

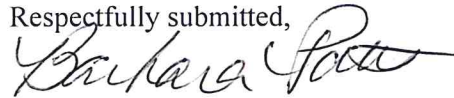
A discussion took place on sign variances. Mr. Phelps commented that the building sets back off the road. The proposed signs are wall signs.

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

Mr. Phelps moved to approve the petition filed by Midway Signs, Inc. for property at 3980 N. Euclid which is on the Northwest corner of Euclid and Wilder Road for the purpose of a variance for three (3) additional wall signs for an additional 85.74 square feet. Mr. Bouckaert seconded the motion. Four (4) ayes, no (0) nays. The motion passed. The petitioner has six (6) months to pull a building permit.

Having no other business before the Board, Mr. Bouckaert 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