

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

**MINUTES OF MARCH 5, 2018 MEETING**

A special meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 5<sup>th</sup> day of March, 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 and DeShano

MEMBER (S) ABSENT: Phelps

ALTERNATE MEMBER: Dore

Mr. Banaszak called the meeting to order at 5:30 p.m.

**A petition was filed by Rich Perdue for property at 4170 Wheeler Road which is on the South side of Wheeler Road between Bangor Road and State Street for the purpose of a variance to allow an existing accessory structure in the front yard; variance to allow accessory structure on property without a primary structure; and a variance to split a non-conforming lot creating one conforming lot and one non-conforming lot. Parcel is zoned Residential.**

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

The Fire Marshal commented he had concerns with the proposed home being far from a water source. Owner may want to consider a sprinklered home.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition. Based on the plan submitted and the Bay County aerial, this appears to be a zoning/ordinance related request, which are handled through the Township. There does not appear to be any proposed work within the road right-of-way and the parcels in question already have driveway access. Therefore, unless there is proposed work within the road right-of-way, a driveway or other road related feature is being added, we have no comment on the petition.

The Building Official had no objections.

Joe Shotwell represented the request. He stated the petitioner would like to build a new home behind the home that is there. The existing pole barn will stay with larger piece of property. A pond was approved to be dug in the rear of the property. He added there is no way to utilize the property without a variance.

Mr. Shotwell stated they have a letter from the DEQ stating no permit is needed for the pond and the property is not a wetland.

A land division application will be applied for in order to get an address.

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

Ms. Covaleski stated the non-conforming property will be split to make one conforming and one non-conforming parcel. The pole barn will not look out of place.

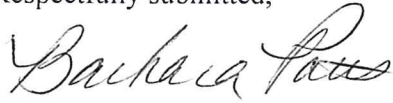
Ms. Corrion was concerned with the existing house encroaching on the property line. A new survey showed there was no encroachment.

*Ms. Corrion moved to approve the petition filed by Rich Perdue for property at 4170 Wheeler Road which is on the South side of Wheeler Road between Bangor Road and State Street for the purpose of a variance to allow an*

*existing accessory structure in the front yard; variance to allow accessory structure on property without a primary structure; and a variance to split a non-conforming lot creating one conforming lot and one non-conforming lot. The split will not cause any encroachment. Leaving the pole barn on the larger property will not create a deficit to the area. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Having no other business before the Board, Mr. Banaszak adjourned the meeting at 5:40 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator