

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

MINUTES OF MAY 15, 2012 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 15th day of May, 2012 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Corrion, Phelps, Schisler

ALTERNATE MEMBERS PRESENT: LaPlant

MEMBER (S) ABSENT: Pilarski

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 approval of the minutes of a regular meeting held April 17, 2012. *Ms. Corrion moved to approve the minutes as presented. Mr. Schisler seconded the motion. Five (5) ayes, no (0) nays, one (1) absent. The motion passed.*

The next item on the agenda was a petition filed by Pam & Don Knoellinger for property at 830 Shady Shore which is on the South side of Shady Shore between Pine Road and Patterson for the purpose of a variance to construct a 6' high privacy fence in the front yard (4' high see through fence is allowed). Parcel is zoned Residential-2.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by Pam & Don Knoellinger for property at 830 Shady Shore, they have no objection to the petition. Based on a site review and the drawing submitted, the fence is well outside the road right-of-way.

Bradd Maki from the Bay County Department of Water and Sewer wrote they take no exception to the proposed variance.

Fire Marshal Bailey wrote any construction must meet the International Fire Code 2006 edition.

There was no one in the audience representing request. The Board moved the item to the end of the agenda.

The next item on the agenda was a petition filed by Karen Gillespie for property at 2595 Two Mile Road which is on the East side of Two Mile between Beaver Road and Lauira Road for the purpose of a variance of 4,800 square feet to be 10,800 square feet for total accessory building square footage (6,000 square feet is allowed). 10,500 square feet of accessory buildings exists. In June 2001, a variance of 4,960 square feet to have 9,960 square feet was approved. Parcel is zoned Residential-1.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by Karen Gillespie for property at 2595 Two Mile Road, they have no objection to the petition. Based on a site review and the drawing submitted, the accessory building will be constructed toward the back of the property, which is well outside the road right-of-way.

Bradd Maki from the Bay County Department of Water and Sewer wrote they take no exception to the proposed variance.

Fire Marshal Bailey wrote the construction shall comply with the International Fire Code.

Lou Bennett of 2554 Two Mile telephoned that he was in support of the request.

Michael and Leslie Darrow wrote they had no objection to the request.

Leslie Darrow represented the request. She is Karen Gillespie's daughter and lives at 2644 Two Mile. The property is 10 acres. The lot is 660' x 660' and surrounded by trees. The 20-acre property behind is vacant.

Ms. Darrow stated the 20' x 50' building would be removed. It is metal and was purchased for horses. It is dilapidated. The foundation is crumbling. It has holes in the roof. The building is in a wet area and is not accessible during the spring and fall.

Ms. Darrow added they built a new barn in 2001. It is 40' x 60' with a riding arena. They run Horsemanship for the Handicapped. They would like to add on to the front of the existing barn. They need the extra length because they won't have the height they had for hay storage.

Ms. Darrow compared their property to Sunshine Stables. Their property is more secluded where Sunshine is adjacent to a more residential area.

Ms. Darrow stated only 3% of the property is used for outbuildings. Ms. Corrion asked if the existing building would be removed including the foundation. Ms. Darrow stated it would all be removed.

Mr. Phelps asked if the new building would be attached to the other existing barn. Ms. Darrow stated it would be attached and be the same style.

Louie Pomaville of 2620 Two Mile stated he had no objections.

Annette LaFave of 4156 Richmark stated she participates in the Horsemanship for the Handicapped project and is in support of the request.

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

Mr. Schisler moved to approve the petition filed by Karen Gillespie for property at 2595 Two Mile Road which is on the East side of Two Mile between Beaver Road and Lauira Road for the purpose of a variance of 4,800 square feet to be 10,800 square feet for total accessory building square footage (6,000 square feet is allowed). This is common sense. The property is large and is being used for a specific purpose. The old dilapidated building will be removed and replaced with a new building. The size is similar. Ms. Corrion seconded the motion. Mr. LaPlant added the current area has no access most of the year and needs to be moved. Five (5) ayes, no (0) nays, one (1) absent. The motion passed. The petitioner has six month to pull a building permit or the variance would be void.

The Board brought back the petition filed by Pam & Don Knoellinger for property at 830 Shady Shore which is on the South side of Shady Shore between Pine Road and Patterson for the purpose of a variance to construct a 6' high privacy fence in the front yard (4' high see through fence is allowed). Parcel is zoned Residential-2.

No one was present to represent the request.

Mr. Schisler stated the proposed 6' fence is 27' off the property line. It is a corner lot. The petitioner should be present but the request does not cause a problem.

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

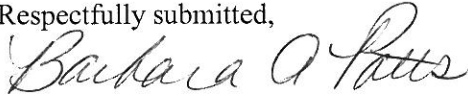
Mr. Schisler moved to approve the petition filed by Pam & Don Knoellinger for property at 830 Shady Shore for the purpose of a variance to construct a 6' high privacy fence in the front yard. This is a unique situation. The

proposed fence will be 27' from property line on Pine Road. The property is a corner lot with two front yards. The variance is only needed because it is a corner lot. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays, one (1) absent. The motion passed. The petitioner has six month to pull a building permit or the variance would be void.

Ms. Corrion asked about Township regulations regarding political signs.

Having no other business before the Board, Mr. Schisler moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 6:20 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator