

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

**MINUTES OF MAY 16, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 16<sup>th</sup> day of May, 2017 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Corrion, DeShano, LaPlant, and Phelps

MEMBER (S) ABSENT: None

Mr. Banaszak called the meeting to order at 6:02 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 18, 2017.** *Mr. LaPlant moved to approve the minutes as presented. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item was a petition filed by Marathon Engineering for property at 3983 Wilder Road which is on the North side of Wilder between State Street Road and State Park Drive for the purpose of a variance to install a total of two (2) auxiliary freestanding signs consisting of menu board and preview board (1 auxiliary freestanding sign is allowed). Parcel is zoned Commercial-2.**

The Department of Water and Sewer wrote DWS takes no exception to the proposed plan.

The Fire Marshal had no comment.

The Bay County Road Commission wrote they have no comment regarding the petition. Signage allowances are included within the ordinances adopted by the Township. As long as the requested signage does not create a sight obstruction for vehicles entering or exiting the property, they have no objection to the request.

No one was present to represent the request. Ms. Corrion stated the variance was discussed last month but because it was not included in the notices that went out, it needed to be discussed again.

Mr. LaPlant added the letter from the applicant clearly explained the need for the additional sign. A pre-order sign is an industry standard and will help prevent back-ups.

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

*Mr. LaPlant moved to approve the petition filed by Marathon Engineering for property at 3983 Wilder Road which is on the North side of Wilder between State Street Road and State Park Drive for the purpose of a variance to install a total of two (2) auxiliary freestanding signs consisting of menu board and preview board (1 auxiliary freestanding sign is allowed). A pre-order menu has become an industry standard. It will expedite circulation of drive through traffic. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a building permit or the variance is null and void.*

**The next item was a petition filed by Ray Bovier for property at 3945 Adela Court which is on the East side of Adela North of Wilder Road for the purpose of a 5.5' side yard variance to be 2.5' (8' is required) for a lean-to. Parcel is zoned Residential.**

The Department of Water and Sewer wrote DWS takes no exception to the proposed plan.

The Fire Marshal had no comment.

The Bay County Road Commission wrote they have no objection to the petition. Based on the plan submitted, construction will not extend any closer to the roadway than the existing garage, thus will be sufficiently away from the roadway as not to interfere with BCRC maintenance activities.

Ken Dubay of 3579 Debra Lane telephoned he was against the variance. The accessory building is not needed.

Richard Jones of 3946 Adela Court telephone he had no problem with the request.

William Kish of 3955 Adela Court (south side) is totally against the lean-to being on his side of the property. It would be too close to his bedroom window. If the bricks were removed from along the fence line, he may not be as opposed.

Mr. Bovier stated they would like a place to park their boat and keep it out of the weather. Ms. Bovier commented they have an ongoing dispute with the neighbor. The lean-to will look nice. It will have gutters and not have sides.

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

Mr. Phelps stated the property was surveyed. The applicants know where the property lines are.

Ms. DeShano inquired what the setback was to store a boat. The setback is 10'.

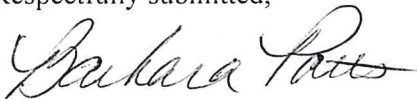
Mr. LaPlant advised if the variance is approved, the lean-to may not be closer than 2.5' from the property line. The location is pre-existing. The cement is there.

Mr. Banaszak stated the pole barn in the rear is in a low area.

*Mr. Phelps moved to approve the petition filed by Ray Bovier for property at 3945 Adela Court which is on the East side of Adela North of Wilder Road for the purpose of a 5.5' side yard variance to be 2.5' (8' is required) for a lean-to. The location of the house restricts where the lean-to can be located. The lean-to shall not be enclosed. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a building permit or the variance is null and void.*

*Having no other business before the Board, Mr. LaPlant moved to adjourn. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:17 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator