

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

**MINUTES OF MAY 20, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 20<sup>th</sup> day of May, 2014 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, LaPlant, Phelps, Schisler

MEMBER (S) ABSENT: Corrion

ALTERNATE MEMBER PRESENT: Castaneda

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 15, 2014.** *Mr. Schisler moved to approve the minutes as presented. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a petition filed by Patrick & Luke Hine for property at 3413 Cramer Road which is on the North side of Cramer Road and to the West off North Euclid for the purpose of a 6' side yard variance to be 2' (8' is required) for an addition. Parcel is zoned Residential-1.**

The Fire Department wrote the portion of the new addition that does not meet the setback requirements shall be constructed to provide one hour fire separation.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by Patrick and Luke Hine, they have no objection to the petition. Based on the description provided, the addition will be located in the backyard and have no impact on the road right-of-way or our routine maintenance activities.

The DWS takes no exception to the proposed variance.

Patrick Hine stated currently their bedrooms are 8' wide. They need more room. The rooms are way too small.

Luke Hine stated he was in favor of the request.

There was no one in the audience against the request.

Mr. Castaneda stated the setbacks exist and they are only extending them. Mr. LaPlant added any changes to the home would require a variance.

*Mr. LaPlant moved to approve the petition filed by Patrick & Luke Hine for property at 3413 Cramer Road which is on the North side of Cramer Road and to the West off North Euclid for the purpose of a 6' side yard variance to be 2' (8' is required) for an addition. The hardship is due to the existing setback*

*of the home which is 2' off the property line. There is nowhere else to add on to the house. Mr. Castaneda 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 would be null and void.*

**The next item on the agenda was a petition filed by Klender Design for property at 3907 Wilder Road which is on the North side of Wilder Road and between State Park Drive and State Street Road for the purpose of a variance to permit backlighting of a canopy or awning sign (it is otherwise prohibited). Parcel is zoned Commercial-2.**

The fire department takes no exception to the petition filed by Klender Design for property at 3907 Wilder Road.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by Klender Design, they have no objection to the petition. Based on the description provided, the sign and lighting will face to the east, not toward Wilder Road, thus have minimal to no detrimental effect on Wilder Road traffic.

The DWS takes no exception to the proposed variance.

Dave Klender presented a photo of the Sleep Doctor building which shares the same parking area. His request is to have the same type of signage as Sleep Doctor. The letters would be illuminated.

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

*Mr. Schisler moved to approve the petition filed by Klender Design for property at 3907 Wilder Road which is on the North side of Wilder Road and between State Park Drive and State Street Road for the purpose of a variance to permit backlighting of a canopy or awning sign (it is otherwise prohibited). The request is to have the same type of sign as another business in the area. There is no impact. It is difficult to get a business seen on Wilder Road. Five (5) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a building permit or the variance would be null and void.*

**The last item on the agenda was a petition filed by Scott Rector for property on Ricoma Beach which is on the West side of Ricoma Beach Road North of Killarney Beach for the purpose of a variance to permit construction of an accessory building on a parcel on which no principle building exists. Parcel is zoned Residential-2.**

The fire department takes no exception to the petition file by Scott Rector for property on Ricoma Beach.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by Scott Rector, they have the following comment on the petition. Based on the description provided, the accessory building will be located across Ricoma Beach Road. There are many such accessory buildings along this roadway. They ask the Township retain the required setbacks and keep the accessory building in line with those already constructed. It appears the building will be used to store vehicles or recreational vehicles/watercraft, thus a permit from the BCRC will be required.

The DWS has a concern regarding the exact placement of the new accessory building to be located on the vacant lot. Both the Sanitary Sewer Main and the Water Main are located in a 46' easement area on the West or non-bay side of the roadway. The utility farthest away from the road and closest to the new building is the Water Main which has been marked with paint and flags. The DWS requests a minimum of 10' distance between the marked Water Main and the new building.

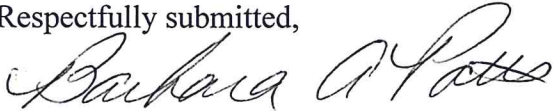
Mr. Rector stated he can't build the accessory building on the beach side because it would encroach on his driveway and the neighbors. He has enough room on the lot across the road to have it sit back 10' from the easement. The garage will be built to match the home's exterior.

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

*Mr. Phelps moved to approve the petition filed by Scott Rector for property on Ricoma Beach which is on the West side of Ricoma Beach Road North of Killarney Beach for the purpose of a variance to permit construction of an accessory building on a parcel on which no principle building exists. The waterfront property has no room for the garage. There is room on the lot across the street. Mr. Schisler seconded the motion. A discussion took place on adding a stipulation regarding being 10' from the easement. Five (5) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a building permit or the variance would be null and void.*

*Having no other business before the Board, Mr. Schisler moved to adjourn. Mr. LaPlant 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