

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

MINUTES OF MAY 23, 2012 MEETING

A special meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 23rd 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, Pilarski

ALTERNATE MEMBERS PRESENT: LaPlant

MEMBER (S) ABSENT: Schisler

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

The Pledge of Allegiance was recited.

The item on the agenda was a petition filed by Eric Maillette for properties at 3400 E. Wilder and 3416 E. Wilder which is on the South side of Wilder Road between Euclid and Two Mile for the purpose of a side yard variance of 4' to be 4' (8' is required) and a variance of 8' to be 12' for combined side yard setback (20' is required). Parcel is zoned Residential-1.

A letter from David and Carol Vos of 3423 Golfview Drive was read into the minutes.

Gordon Hollister represented the request. He explained the Planning Commission previously approved a site plan for one of the two parcels. There were concerns at that time regarding the retention basin. Additional property was purchased. Mr. Hollister did not have information on the proposed drainage plan.

Mr. Pilarski commented Dr. Maillette's property was lower than the neighbors. The property has to meet the County's criteria for the 100-year flood plan. The drain will be tied into the storm drain on Wilder Road.

Mr. Banaszak stated the only issue in front of the Zoning Board of Appeals was for the variances. The Planning Commission will address the drainage concerns. Mr. Pilarski stated the existing building is being altered. It is being extended along the property line but not closer to the line.

Gordon Hollister was in favor of the request. He added this was a better project than what was originally proposed.

No one in the audience was against the request.

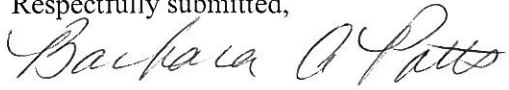
Mr. Pilarski stated the variance is needed to meet Dr. Maillette's requirements. He is not going closer to the property line. There is no negative impact to the neighbors. Only the size of the building is increased.

Mr. LaPlant asked if the lots were combined. Mr. Hollister stated they were. Mr. LaPlant then asked why the total side yard variance was needed.

Ms. Corrion moved to approve the petition filed by Eric Maillette for properties at 3400 E. Wilder and 3416 E. Wilder which is on the South side of Wilder Road between Euclid and Two Mile for the purpose of a side yard variance of 4' to be 4' (8' is required) and a variance of 8' to be 12' for combined side yard setback (20' is required). The building is being extended along the building line to conform to Dr. Maillette's needs. Mr. LaPlant 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.

Having no other business before the Board, Mr. LaPlant moved to adjourn. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara A. Potts".

Barbara A. Potts
Zoning Board of Appeals Coordinator