

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

**MINUTES OF NOVEMBER 13, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 13<sup>th</sup> day of November, 2014 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Corrion, LaPlant, Phelps, Schisler

MEMBER (S) ABSENT: None

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 October 21, 2014.** *Ms. Corrion moved to approve the minutes. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a petition filed by John Monville for property at 381 River Road which is on the South side of River Road between Revilo and River Road for the purpose of a variance of a variance 3' to be 5' on the east side yard (8' is required) for the existing buildings. Parcel is zoned Residential.**

The Fire Department had no comment.

The Department of Water and Sewer takes no exception to the proposed variance.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by John Monville, they have no objection to the petition. Based on the plan submitted and a site visit, the house and garage already exist and this petition appears to be needed only to document and approve the variances for the completed construction. The garage is at the same distance from the road right-of-way as the rest of the garages/buildings along River Road and should be no more of impedance to BCRC maintenance activities than any of the other existing structures.

No one was present to represent the request nor was there anyone in the audience for or against the request.

Mr. Schisler suggested the item be taken up later during the meeting in case someone showed up.

**The next item on the agenda was a petition filed by Bangor Township Schools for property at 3201 Kiesel Road which is on the North side of Kiesel between Euclid and Two Mile for the purpose of a variance of 5' to be 12' in sign height (7' is allowed); a variance of 10 square feet to be 58 square feet for total sign area (48 square feet is allowed); and a variance of 30 square feet to be 48 square feet for changeable copy area (18 square feet is allowed). Parcel is zoned Residential.**

The Department of Water and Sewer takes no exception to the proposed variance.

The Fire Department had no comment.

Linda Talaga of 3025 S. Glenway telephoned she was against the request.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by Bangor Township Schools, they have no objection to the petition. Based on the drawing submitted, the subject sign will be located

78' from the centerline of Kiesel Road, well outside the 33' of road right-of-way the BCRC has jurisdiction over on the north side of Kiesel Road.

Susan Richards 3272 Birchbrook telephoned she was in favor of the request.

John Foco, Chief Financial Officer for Bangor Schools, represented the request. He stated when you drive by John Glenn High School; you can't see the existing sign. It is not lit. The school district has been making strides at being a leading school in the area. 40% of the enrollment is from school of choice. Mr. Foco added they want a sign that will indicate where the school is and let the public know what events are going on.

Mr. Schisler stated the request is astronomical. The requested height is almost twice what's allowed and the square footage request is almost three times more. He asked why the sign had to be so big.

Mr. Foco explained the site of the sign is low. When at the crest of the road, the top of the sign would almost be even. They want the sign to be seen. The proposed matrix sign is a standard size. It is the same size as one for Birch Run schools. The size is what the sign company provided.

Mr. Schisler stated hardship and practical difficulty must be proven. The low location may be a hardship for the height. This is a brand new sign and can be smaller.

Mr. Foco stated they wanted the sign big enough to give the school an identity.

Mr. Schisler added there is no reason to allow the extra square footage of the matrix portion.

Mr. Foco stated the school is in a residential area so the allowed sign square footage is a lot less than what is allowed in commercial districts. He added the light effect of the proposed sign will not be any more than the parking lot lighting. They don't want it to be a flashing sign. The sign will face east and west.

Mr. Banaszak stated the area could be built up instead of a height variance being granted.

Mr. Schisler explained most of the sign variances they have been granting are due to existing commercial signs being replaced with smaller signs that still don't meet code. This proposal is in a residential area.

Mr. LaPlant stated he had no objection to the height request. The sign is produced for commercial use but this is a residential area. He understands the school is trying to attract students.

Ms. Corrion stated a smaller sign would be better.

Mr. Banaszak stated there is no hardship. Mr. Phelps commented there should be more size options.

Mr. Foco stated they would like the sign big enough to read.

Mr. Schisler liked the sign but was cautious about approving such large variances.

A discussion took place on postponement of the requests. It was suggested a sign company representative come to the meeting and explain the need for specific size.

*Mr. Schisler moved to postpone until the December 16, 2014 meeting the petition filed by Bangor Township Schools for property at 3201 Kiesel Road which is on the North side of Kiesel between Euclid and Two Mile for the purpose of a variance of 5' to be 12' in sign height (7' is allowed); a variance of 10 square feet to be 58 square feet for total sign area (48 square feet is allowed); and a variance of 30 square feet to be 48 square feet for changeable copy area (18 square feet is allowed). Parcel is zoned Residential. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The petition by John Monville was brought back. Mr. Banaszak explained the home exists and the variance is to



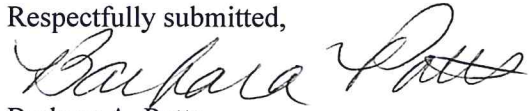
make the home legally non-conforming. Ms. Corrion added the measurements were incorrect at the last meeting which is why this is back on the agenda.

*Ms. Corrion moved to approve the petition filed by John Monville for property at 381 River Road which is on the South side of River Road between Revilo and River Road for the purpose of a variance of a variance 3' to be 5' on the east side yard (8' is required) for the existing buildings. The homeowner is adding a second story. The existing setbacks need to be approved. Mr. Schisler seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Ms. Corrion moved to approve the 2015 Zoning Board of Appeals meeting dates as presented. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Having no other business before the Board, Mr. Schisler moved to adjourn. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:45 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator