

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

**MINUTES OF NOVEMBER 3, 2015 MEETING**

A special meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 3<sup>rd</sup> day of November, 2015 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 item on the agenda was a petition filed by Todd O'Connor for property at 3727 Wilder Road (0901000830030500) which is on the North side of Wilder Road between Euclid and Henry for the purpose of a variance of 10' to be 0' from the road right of way (10' is required) to replace the lower sign cabinet with digital sign of smaller size (and update an existing non-conforming sign). Parcel is zoned Commercial-3.**

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

The Fire Marshal had no concerns. All building must follow the fire code.

The Bay County Road Commission wrote with regard to the request submitted by Todd O'Connor for property at 3727 Wilder Road, they have the no objection. Based on the submitted materials, this application is for a lighted, digital sign. The proposed sign does not appear to be located within the Wilder Road right-of-way and, thus, does not fall within our jurisdiction, nor warrant a permit from them.

Todd O'Connor stated his business has been there for 16 years. The lower cabinet of the sign exists and is faded and yellowing. He would like to replace it with a smaller digital sign. It will look better.

Shad Sprague of Higher Image Signs & Wraps stated the sign would be changed over to new technology. It is currently a changeable letter sign.

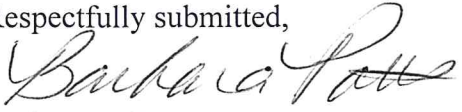
There was no one in the audience against the request.

Ms. Corrion stated this was just a replacement sign and would update it to digital. It will be more aesthetic.

*Ms. Corrion moved to approve the petition filed by Todd O'Connor for property at 3727 Wilder Road (0901000830030500) which is on the North side of Wilder Road between Euclid and Henry for the purpose of a variance of 10' to be 0' from the road right of way (10' is required) to replace the lower sign cabinet with digital sign of smaller size (and update an existing non-conforming sign). The proposed sign will take up less space than the existing sign. It will make the sign more conforming. 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. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:07 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator