

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

MINUTES OF OCTOBER 1, 2014 MEETING

A special meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 1st day of October, 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, Phelps, Pilarski, Schisler

MEMBER (S) ABSENT: Corrion

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 Joseph & Sandra Cericola for property at 777 Bay Road which is on the North side of Bay Road between Patterson and Shady Shore for the purpose of a 2' height variance to be 22' (20' is allowed) for an accessory building, Parcel is zoned Residential-2.

Bay County Department of Water and Sewer wrote they take no exception to the proposed variance. The homeowner should be aware the proposed accessory building appears to be planned directly over the top of their water and/or sanitary sewer service leads which could present an issue both during construction and for ongoing maintenance.

Kristal Corrion entered the meeting at 6:02 p.m.

Mr. Cericola stated his original builder was terminated. The new builder stated the height of the accessory building was going to be 21 ¼'. Mr. Schisler asked if Mr. Cericola knew about the height at the previous meeting he was at. Mr. Cericola stated he did not know or he would have requested the variance then.

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

Mr. Banaszak stated it was an honest mistake. The new builder caught the problem. Ms. Corrion added the ZBA has been very cautious about granting height variances. Mr. Schisler agreed and added they have been strict with the height of houses. This was not intentional. Mr. Cericola came before the ZBA previously and would have asked for it then.

Mr. Phelps commented the building would sit a bit back and he didn't believe it would be an obstruction for drivers.

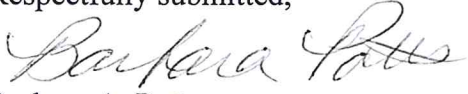
Mr. LaPlant stated it looked like the project had been started. Mr. Cericola explained it was started then he fired the contractor.

Mr. Schisler commented the height is restricted on accessory buildings mainly to prevent living quarters. This isn't the case.

Mr. Phelps moved to approve the petition filed by Joseph & Sandra Cericola for property at 777 Bay Road which is on the North side of Bay Road between Patterson and Shady Shore for the purpose of a 2' height variance to be 22' (20' is allowed) for an accessory building, Mr. Cericola had to change builders and the design of the building requires more height. Five (5) ayes, no (0) nays. The motion passed. The applicant has 6 months to pull a building permit or the variance is void.

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 6:07 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator