

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

MINUTES OF DECEMBER 19, 2023 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 19th day of December, 2023 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, DeShano, LaPlant, Meldrum

MEMBER(S) ABSENT: Weidner

ALSO PRESENT: Building Official Tim Mark

Ms. Covaleski called the meeting to order at 6:00 p.m. Roll call was taken. The Pledge of Allegiance was recited.

The first item on the agenda was approval of the minutes of the November 21, 2023, regular meeting. *Ms. DeShano moved to approve the minutes as presented. Mr. LaPlant seconded the motion. Four (4) ayes, no (0) nays, one (1) absent. The motion passed.*

Mr. Weidner entered the meeting at 6:02 p.m.

The next item on the agenda was a request by Aby Group for property at 1000 N. Euclid which is on the east side of Euclid between Mosher Street and Thelen Drive for the purpose of a front yard setback variance of 5.6' to 9.4' for parking along Mosher St. per section 16.02⁴ (15' is required); a road frontage variance of 50' to be 150' per section 17.02 R. 1 (200' is required); a 30' driveway setback variance from Euclid Ave. on Mosher St. to be 30' (60' driveway setback required) per section 17.02 R. 2; and a variance to allow dumpster in front yard along Mosher St. (dumpster only allowed in the side or rear yard) per section 19.02 F. 2. Property is zoned C-2.

Building Official Tim Mark stated he would explain the variances. Several variances were missed when doing the previous requests. Parking is needed along Mosher. 200' of road frontage is required but the lot is only 150'. The property has two front yards so placing the dumpster in the rear yard is difficult. There is no change to the original plan that was submitted.

Ms. Covaleski stated the Planning Commission has approved the site plan.

No comments were received from the Bay County Road Commission.

No comments were received from the BCDWS.

No comments were received from the Fire Marshal.

MDOT wrote a permit must be applied for with a full site plan.

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

A discussion took place on MDOT's requirements.

Ms. Covaleski moved to approve the request by Aby Group for property at 1000 N. Euclid which is on the east side of Euclid between Mosher Street and Thelen Drive for the purpose of a front yard setback variance of 5.6' to 9.4' for parking along Mosher St. per section 16.02⁴ (15' is required); a road frontage variance of 50' to be 150' per section 17.02 R. 1 (200' is required); a 30' driveway setback variance from Euclid Ave. on Mosher St. to be 30' (60' driveway setback required) per section 17.02 R. 2; and a variance to allow dumpster in front yard along

Mosher St. (dumpster only allowed in the side or rear yard) per section 19.02 F. 2. The property has two front yards, and the parking and driveway location are necessary.

Mr. LaPlant seconded the motion. A roll call vote was taken. Covaleski-aye, Meldrum-aye, Weidner-aye, DeShano-aye, LaPlant-aye. Five (5) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a permit, or the variance is null and void.

The next item on the agenda was a petition filed by Bay Harbor Pointe II for property on Bay Harbor Pointe Drive which is on the north side of Bay Harbor Marina between Bay Harbor Pointe Drive and the Saginaw River for the purpose of a 6.2 acre variance for minimum lot size to be 4.8 acres (10 acres is required in I-2), existing lot of record; a variance of 34' for northwest side yard setback to be 16' (50' is required); a variance of 23' for southeast side yard setback to be 27' (50' is required); a 60' variance for west front yard setback to be 40' (100' is required) and a 30' variance for northwest re-entrant corner intersection to be 20' (50' is required). Property is zoned Industrial-2.

Ms. Covaleski asked what the difference was from the previous site plan. Chris Penny explained the building went from being four stories with parking underneath to three story buildings with garages. The units are now facing the River. The configuration was changed.

Mike Loomis stated he was in favor of the request.

There was no one in the audience against the request.

Mr. Mark stated the property is in Industrial-2 zoning and has large setback requirements.

Mr. LaPlant asked if every unit had a garage. Mr. Loomis explained each unit would have one parking space in a garage. 36 units with 36 spaces in a garage.

Mr. Loomis stated the project would be done in phases. It would be a mix of condos and apartments.

No comments were received from the Bay County Road Commission, the BCDWS nor the Fire Marshal.

Ms. DeShano moved to approve the petition filed by Bay Harbor Pointe II for property on Bay Harbor Pointe Drive which is on the north side of Bay Harbor Marina between Bay Harbor Pointe Drive and the Saginaw River for the purpose of a 6.2 acre variance for minimum lot size to be 4.8 acres (10 acres is required in I-2), existing lot of record; a variance of 34' for northwest side yard setback to be 16' (50' is required); a variance of 23' for southeast side yard setback to be 27' (50' is required); a 60' variance for west front yard setback to be 40' (100' is required) and a 30' variance for northwest re-entrant corner intersection to be 20' (50' is required). The property has wetlands on it which makes the buildable area small. Mr. LaPlant seconded the motion. A roll call vote was taken. Weidner-aye, DeShano-aye, LaPlant-aye, Covaleski-aye, Meldrum-aye, Five (5) ayes, no (0) nays. The motion passed. The applicant has six (6) months to pull a permit, or the variance is null and void.

Having no other business before the Board, Ms. DeShano moved to adjourn the meeting. Mr. Weidner seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting adjourned at 6:23 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator