

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

MINUTES OF MAY 21, 2024 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 21st day of May 2024 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, Weidner

MEMBER(S) ABSENT: None

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 minutes of the April 16, 2024 regular meeting. Ms. Covaleski stated that Mr. LaPlant's support of the motion for the Tijerina hearing was missing. It needed to be added. *She then moved to approve the minutes with the amendment. Mr. LaPlant seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.*

Ms. Covaleski recused herself from the first hearing due to it being her request. Ms. DeShano chaired this portion of the meeting.

A petition was filed by Sandy Covaleski for property at 683 Bay Road which is on the north side of Bay Road between Patterson and Shady Shore for the purpose of a 24" height variance to be 40" (16" is allowed) for a hot tub in the waterfront yard. Property is zoned Residential.

Ms. Covaleski requested to be allowed to have a hot tub in the waterfront yard of her property. The lot is very narrow. She does not want to put the hot tub on the deck. The fence would be higher than the hot tub. The adjacent homes and decks extend further towards the water than she would.

Mr. LaPlant stated the line of sight is not an issue.

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

No comments were received from the Bay County Department of Water & Sewer.

No comments were received from the Bay County Road Commission.

The Bangor Township Fire Department had no objections.

Mr. LaPlant explained the ZBA has been restrictive when it comes to building in the waterfront yard, but the line of sight is not affected.

Mr. LaPlant moved to approve the petition filed by Sandy Covaleski for property at 683 Bay Road which is on the north side of Bay Road between Patterson and Shady Shore for the purpose of a 24" height variance to be 40" (16" is allowed) for a hot tub in the waterfront yard. There is no other location for the hot tub due to the width of the lot. The location will not affect the line of sight or view of the neighbors. A roll call vote was taken. Mr. Weidner seconded the motion. Four (4) ayes, no (0) nays. All members were in favor. The motion passed. The applicant has six (6) months to pull a permit, or the variance is null and void.

Ms. Covaleski returned to the Board as Chair.

APPROVED

The last item on the agenda was a petition filed by Jim & Margo Dean for property at 3861 Utah Drive which is on the north side of Utah between Maine Road and State Park Drive for the purpose of a 4' variance to be 36' from the water's edge (40' is required) for a covered patio. Property is zoned Residential.

Mr. Dean explained they would like a covered patio. The patio would not extend past the line of sight and would be approximately 36' from the water's edge. There would be two posts and attach to the existing roof.

Ms. DeShano asked if there was a plan to enclose the patio. Ms. Dean stated no. Ms. DeShano commented that some residents who received variances for covered patios did enclose them without approval. If approved, the patio cannot be enclosed

Mr. LaPlant stated adjacent homes were closer to the waterline.

No comments were received from the Bay County Department of Water & Sewer.

No comments were received from the Bay County Road Commission.

The Bangor Township Fire Department had no objections.

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

Ms. Covaleski moved to approve the petition filed by Jim & Margo Dean for property at 3861 Utah Drive which is on the north side of Utah between Maine Road and State Park Drive for the purpose of a 4' variance to be 36' from the water's edge (40' is required) for a covered patio. The patio is not to be enclosed. The line of sight is not an issue. Waterfront properties are limited to what can be built. Ms. DeShano 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 6:15 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator

APPROVED