

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

MINUTES OF JUNE 18, 2024 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 18th day of June 2024 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, LaPlant, Meldrum, Weidner

MEMBER(S) ABSENT: DeShano

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 May 21, 2024 regular meeting. *Mr. LaPlant moved to approve the minutes as presented. Mr. Weidner seconded the motion. All members were in favor. Four (4) ayes, no (0) nays, one (1) absent. The motion passed.*

A petition was filed by David Carlson for property at 3867 Kawkawlin River Drive which is on the north side of Kawkawlin River Drive between Utah and Main for the purpose of a variance to allow a 6' privacy fence to be 5' off the road which is 13' forward off the existing home. (4' see through fence is allowed) Property is zoned Residential.

Mr. Carlson stated he would like a privacy fence. There is 19' from the garage to the road.

Ms. Covaleski stated she was concerned with the line of sight. Some of the neighbors have chain link fencing that doesn't cause an issue.

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

The Bay County Road Commission wrote with regard to the petition filed by David Carlson for they have the following comment on the petition. From the drawing provided, having a 6' solid fence within 5' of the edge of the roadway presents a good probability it could be damaged as a result of BCRC maintenance activities, specifically snow plowing activities. A chain link fence is located at the same distance from the road to the east of this property, but this is an "open" type of fence. The BCRC understands the fence will be located on private property and it may/or may not be liable for any damage to it. This is being provided as information to the property owner.

The Bangor Township Fire Department had no objections.

Mr. LaPlant stated the fence being that close to the road makes it susceptible to damage.

Mr. Weidner understood the need for privacy but 5' off the road was too close. Mr. LaPlant suggested keeping the fence in line with the garage.

Mr. Carlson stated other properties and homes and garages close to the road.

A discussion took place on granting a lesser variance.

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

APPROVED

Mr. LaPlant moved to approve the petition filed by David Carlson for property at 3867 Kawkawlin River Drive which is on the north side of Kawkawlin River Drive between Utah and Main for the purpose of a variance to allow a 6' privacy fence to be 6' off the existing home in the front yard of Utah side. (4' see through fence is allowed.) The property offers no privacy and has two front yards. Ms. Covaleski seconded the motion. A roll call vote was taken. Covaleski-aye, Meldrum-aye, Weidner-aye, LaPlant-aye. Four (4) ayes, no (0) nays, one (1) absent. 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. Covaleski moved to adjourn the meeting. Mr. LaPlant seconded the motion. Four (4) ayes, no (0) nays, one (1) absent. The motion passed and the meeting adjourned at 6:22 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator

APPROVED