

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

MINUTES OF SEPTEMBER 17, 2024 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 17th day of September 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, Weidner

ALTERNATE MEMBER PRESENT: Willard

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 August 20, 2024 regular meeting. *Ms. DeShano moved to approve the minutes as presented. Mr. Willard seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.*

A petition was filed by Derek & Dana Marranca for property at 222 Athlone Beach which is on the northwest side of Athlone Beach between Little Killarney and Killarney Beaches for the purpose of a variance to allow a 12' x 29' replacement deck with replacement railings on the waterside. All sizes will remain the same as the original deck. Property is zoned Residential.

Mr. Marranca stated the deck was at least 30 years old and is deteriorating. It is a safety concern. The steps were replaced due to the old ones breaking.

Ms. Covaleski stated there is a safety issue.

Mr. Mark explained the contractor showed him the deteriorating deck and steps. He then informed them variances were needed.

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

The Bay County Road Commission wrote they had no comment on the petition. Athlone Beach Road is not a roadway under the jurisdiction of the BCRC, thus we have no comment on the variance requests.

Fire Marshal Andrew Tennant wrote he had no objections

Doug and Victoria Wirt of 226 Athlone Beach wrote a letter of support.

Frank Janca of 236 Athlone Beach came into the office and stated he was in support of the request.

Neighbor Doug Wirt and Dana Marranca were in support of the variance. There was no one in the audience against the request.

Ms. DeShano moved to approve the petition filed by Derek & Dana Marranca for property at 222 Athlone Beach which is on the northwest side of Athlone Beach between Little Killarney and Killarney Beaches for the purpose of a variance to allow a 12' x 29' replacement deck with replacement railings on the waterside. All sizes will remain the same as the original deck. The hardship is the deteriorating deck which needs to

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be replaced due to safety concerns Ms. Covaleski seconded the motion. Mr. LaPlant added the property owner is allowed to use the property as intended. This can't happen if the variances are not approved. There is a need for egress on the waterside of the home. A roll call vote was taken. Covaleski-aye, Weidner-aye, DeShano-aye, LaPlant-aye, Willard-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 Jennifer Kreiner for property at 3551 Kawkawlin River Drive which is on the north side of Kawkawlin River Drive between N. Euclid and Bowman for the purpose of a variance to allow a swimming pool in the waterfront yard. Property is zoned Residential.

Ms. Kreiner explained she hired a company to install the pool. It's been up for a couple years. She hired the same company to add a heater to it. They pulled a permit for the heater but never pulled one for the pool. At that time, she was told a variance would be needed for the pool location. Pictures where shown. Ms. Kreiner stated she removed some of the deck.

Letters of support were received from both adjacent neighbors.

A discussion took place. Ms. Kreiner added the pool was there before both neighbors moved in.

Mr. Mark stated there have been no complaints made about the pool. He added pools are allowed in the waterfront with ZBA approval.

Mr. LaPlant stated if it were a new pool, they would probably ask her to move it. Since the pool is existing and the neighbors are in support, there is no reason to make her move it.

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

The Bay County Road Commission wrote they had no objection to the petition. The location of the proposed swimming pool will not affect the maintenance activities of the BCRC.

Fire Marshal Andrew Tennant wrote he had no objections

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

Mr. LaPlant moved to approve the petition filed by Jennifer Kreiner for property at 3551 Kawkawlin River Drive which is on the north side of Kawkawlin River Drive between N. Euclid and Bowman for the purpose of a variance to allow a swimming pool in the waterfront yard. There is no other location on the property for the pool. Line of sight is not an issue, and the neighbors are in support of the location. Ms. DeShano seconded the motion. Weidner-aye, DeShano-aye, LaPlant-aye, Covaleski-aye, Willard-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. Covaleski moved to adjourn the meeting. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting adjourned at 6:27 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator

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