

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

MINUTES OF MARCH 18, 2025, MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 18th day of March 2025 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, Thomas, 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 the election of officers. *Ms. DeShano moved to have Sandy Covaleski remain as Chair. Mr. LaPlant seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.*

Mr. LaPlant moved to have JeanAnn DeShano remain as Vice-Chair. Ms. Covaleski seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.

The next agenda item was approval of minutes of the November 19, 2024, regular meeting. *Ms. DeShano moved to approve the minutes as presented. Ms. Covaleski seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.*

The next item was a petition filed by Lormax Stern Development Company for property at 4101 Wilder Road which is on the north side of Wilder Road between State Street Road and Bangor Road for the purpose of a 2' parking space length variance to be 18'x10' (20'x10' is required). Property is zoned Commercial.

Ms. Covaleski asked if the variance was for the Hobby Lobby area or the entire site. Barb Behmlander of Bay City Towne Center stated it would be for all the property owned by Lormax Stern. It would be done in sections as needed. The area by Hobby Lobby would be striped first. Ms. Behmlander added they would tell the other site owners that their parking would need to be done also. Ms. Covaleski added that the parking spaces at the Towne Center will be brought into conformance when the re-striping takes place, from 9'x18' to 10'x18' with the variance approval

Building Official Tim Mark stated stores across the street have received parking space size variances. He had no concerns if the aisle width remained the same.

Ms. Behmlander added they had ninety extra parking spaces. With the proposed size, they would lose forty-seven. They would still be compliant.

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

The Bay County Road Commission wrote they have no objections or comments to the petition. The number of parking spaces needed, and dimensions are under the jurisdiction of the township/ZBA. None of the parking areas shown are within road rights-of-way.

The Fire Marshal's office does not have any objections to the petition filed by Lormax Stern Development Company for the property at 4101 Wilder Rd, for a variance of parking space size.

APPROVED

Mr. LaPlant stated if other work was done on the site, they may have to bring the space size into compliance.

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

Mr. LaPlant moved to approve the petition filed by Lormax Stern Development Company for property at 4101 Wilder Road which is on the north side of Wilder Road between State Street Road and Bangor Road for the purpose of a 2' parking space length variance to be 18'x10' (20'x10' is required). The hardship is that the parking lot was originally designed to have 9'x18' spaces which met the code at the time. To bring the sizes up to code now would have substantial cost. Ms. DeShano seconded the motion. A roll call vote was taken. Covalski-aye, Thomas-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.

Having no other business before the Board, *Ms. DeShano moved to adjourn the meeting. Mr. Thomas seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed and the meeting adjourned at 6:13 p.m.*

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator

APPROVED