

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

MINUTES OF JULY 15, 2025, MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 15th day of July 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 approval of the minutes of March 18, 2025, regular meeting. Ms. Covaleski wanted it added into the minutes that the parking spaces at the Towne Center will be brought into conformance when the restriping takes place, from 9'x18' to 10'x18' with the variance approval. *Ms. DeShano moved to approve the minutes with the amendment. Mr. Weidner 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 Matt & Dana Taylor for property at 300 Killarney Beach Drive which is on the east side of Killarney Beach between Euclid and the dead end for the purpose of a 3.3' side yard variance to be 4.7' (8' is required) and a 13' waterfront yard variance to be 27' (40' is required) to rebuild on the existing foundation. Property is zoned Residential.

Mr. Taylor explained they purchased the property five years ago. The property is 50' wide and has a 1930's cottage on it which is in disrepair. They put in a seawall and concrete jetty. They have met with the Building Official several times now that they are ready to build a new home. They do not own the property across the road so they will need a garage on the lot.

Mr. Taylor added they would like to use the existing foundation and concrete work for the new home or build on the same footprint.

Ms. Covaleski had concerns regarding the waterfront setback variance. Mr. Taylor stated the setback is measured from the foundation. He added the covered porch will be better for the neighbor since it will not be enclosed as it is now.

All the setbacks exist. A discussion took place on the location of the poles holding up the covered porch. Ms. Taylor stated the poles are in the same location the walls are currently.

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

The Bay County Road Commission wrote they have no comments on the petition.

The Fire Marshal's office does not have any objections to the petition.

Jerry Eaton of 398 Killarney Beach, next door neighbor, stated he was generally in favor. He had concerns regarding the floor and patio height. Ms. Covaleski explained the Zoning Board of Appeals was meeting regarding setbacks and did not have a say in the elevation.

APPROVED

David Brooks of 296 Killarney Beach stated this was the last home to be updated. He was excited to see the new home.

Mr. LaPlant moved to approve the petition filed by Matt & Dana Taylor for property at 300 Killarney Beach Drive which is on the east side of Killarney Beach between Euclid and the dead end for the purpose of a 3.3' side yard variance to be 4.7' (8' is required) and a 13' waterfront yard variance to be 27' (40' is required) to rebuild on the existing footprint. The hardship is building a home to fit that size of lot. Ms. Covalski 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, *Mr. LaPlant 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 6:30 p.m.*

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator

APPROVED