

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

**MINUTES OF SEPTEMBER 16, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 16<sup>th</sup> day of September 2025 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: LaPlant, Thomas, Weidner

MEMBER(S) ABSENT: DeShano, Covaleski

ALSO PRESENT: Building Official Tim Mark

Mr. LaPlant called the meeting to order at 6:00 p.m. Roll call was taken. The Pledge of Allegiance was recited. Mr. LaPlant announced that only a quorum was present, and all members must be in favor for a motion to pass. He gave the applicant the option of moving forward or postponing.

**The first item on the agenda was approval of the minutes of August 19, 2025, regular meeting.** *Mr. Weider moved to approve the minutes. Mr. Thomas seconded the motion. All members were in favor. Three (3) ayes, no (0) nays, two (2) absent. The motion passed.*

**The next item was a petition filed by the Dow Chemical Company for property at 4867 E. Wilder Road which is on the north side of Wilder Road between Patterson and the Saginaw River for the purpose a 300' frontage variance along Wilder Road for a parcel split and 66' right of way. Property is zoned Industrial.**

Janelle Pistro of Dow Chemical represented the request. She stated she would like to go forward with the request. She stated she was the remediation manager for Dow Chemical. There are several restoration projects. The variances are needed for the property east of the SC Johnson parcel, the gravel lane off Wilder Road. She added Dow Chemical will be renovating the lighthouse. The lighthouse will have limited public access. They will provide the road and parking.

Ms. Pistro stated they will also be providing access, parking, and utilities to the future education center that Saginaw Valley State University will be building. This will be an on-site research facility. Off the proposed improved roadway, there will be two fishing platforms. They will be managing phragmites and developing trails. There will be wetland restoration on the property. The gate on Wilder will be removed. A two lane (in/out) will be put in to support all the projects.

Ms. Pistro stated their hardship is the access off Wilder Road is narrow. They do not own the land to the east and there is a ditch to the west. The road cannot be widened. The northern property will be split off for Saginaw Valley and they will own the road north of the inlet.

There will be emergency access off Patterson Road. The Fire Marshal and Building Official rode access and approved it. Building Official Mark stated this access will be the primary for emergency services because it is closer to the property.

Ms. Pistro stated the water and sewer would run from the north. There currently is power on the property.

Mr. LaPlant stated the road would be narrow. Ms. Pistro added a large portion of the existing fence will be moved to allow for the road.

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

APPROVED

The Bay County Road Commission wrote they had no objections to the petition and the following comment on the petition. Upgrades to both commercial accesses will need to be reviewed and approved by the BCRC. The contractor doing the work is required to secure a permit from the BCRC while working within the road right-of-way of Wilder Road and Patterson Road.

The Fire Marshal's office had no objection.

Rich Johnson, manager of Bay Harbor Condominiums, stated they were in favor of the request. They were excited the lighthouse was being renovated. This is a positive improvement.

Mr. LaPlant stated the lack of road frontage is a hardship. Frontage cannot be created. The road to the property is long.

Mr. Thomas commented the projects are a win for everyone.

*Mr. LaPlant moved to approve the petition requested by Dow Chemical Company for property at 4867 E. Wilder Road which is on the north side of Wilder Road between Patterson and the Saginaw River for the purpose a 300' frontage variance along Wilder Road for a parcel split and 66' right of way. Property is zoned Industrial. The property doesn't have road frontage which creates the hardship. The physical distance between Wilder Road and the structure is great. Mr. Weidner seconded the motion. Three (3) ayes, no (0) nays, two (2) 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, *Mr. Thomas moved to adjourn the meeting. Mr. LaPlant seconded the motion. All members were in favor. Three (3) ayes, no (0) nays, two (2) absent.* The motion passed and the meeting adjourned at 6:23 p.m.

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator

APPROVED