

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

MINUTES OF APRIL 21, 2026, MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 21st day of April 2026 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, LaPlant, Weidner

MEMBER(S) ABSENT: DeShano, Thomas

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 February 17, 2026, regular meeting. *Mr. LaPlant moved to approve the minutes as presented. Ms. Covaleski 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 Lynne Staszak for property at 195 Lagoon Beach Drive (09010L1000022200) which is on the east side of Revilo between the corner of Lagoon Beach and Revilo for the purpose of a variance to allow a 4' non-obscuring ornamental fence on the waterfront side of the property. (No fences are allowed in the waterfront yard). Property is zoned Residential.

Ms. Staszak explained she would like a rail at the seawall due to the slope of the lot. The fence would be 4' aluminum. It would run from the driveway to the back of the garage. She stated she was afraid of falling into the lagoon. She does her own yard work. It is an 8'-10' drop. She would like it for safety.

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

The Bay County Road Commission wrote with regard to the petition filed by Lynne Staszak they have the following comment regarding the petition. The proposed fence is on the waterfront side of the property, 90/- degrees to the roadway and road right-of-way. Based on the Fetch GIS aerial, the fence should not extend past the western end of the existing seawall (curved portion). If it does, it could potentially be damaged by the BCRC's snow plowing activities.

The Fire Marshal's office had no objection to the petition.

Richard Miska of 197 Lagoon Beach Drive was opposed to the request.

Amy and Gary Geyer of 45 Bay Shore stated they were in favor of the request. It's a hazard without the fence.

Kathryn Nugent of 55 Bay Shore stated she was in favor. The line of sight will not be affected.

There was no one in the audience against the request.

Ms. Covaleski asked what the width was between the pickets. They will be less than 4" apart.

Mr. LaPlant stated the property is unique with the slope to the Lagoon. The property is at the end of the channel. Line of sight is not an issue.

APPROVED

Mr. LaPlant moved to approve the petition filed by Lynne Staszak for property at 195 Lagoon Beach Drive (09010L1000022200) which is on the east side of Revilo between the corner of Lagoon Beach and Revilo for the purpose of a variance to allow a 4' non-obscuring ornamental fence on the waterfront side of the property. (No fences are allowed in the waterfront yard). Property is zoned Residential. The hardship is the hazardous slope of the property. The fence will be along the end of the channel and will not affect the line of sight. Ms. Covaleski seconded the motion. A roll call vote was taken. Covaleski-aye, Weidner-aye, LaPlant-aye. 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. LaPlant moved to adjourn the meeting. Mr. Weidner 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 6:12 p.m.*

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator

APPROVED