

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

MINUTES OF FEBRUARY 15, 2011 MEETING

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 15th day of February, 2011 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Corrion, Phelps, Pilarski, Schisler

MEMBER (S) ABSENT: None

Mr. Banaszak called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was recited.

The first item on the agenda was election of officers for 2011. *Ms. Corrion nominated Tim Banaszak as Chair. Mr. Schisler seconded the nomination. Mr. Banaszak accepted the nomination. Five (5) ayes, no (0) nays. The nomination passed.*

Mr. Schisler nominated Kristal Corrion as Vice Chair. *Mr. Banaszak seconded the nomination. Ms. Corrion accepted the nomination. Five (5) ayes, no (0) nays. The nomination passed.*

The next item on the agenda was approval of the minutes of a regular meeting held December 10, 2010. *Mr. Schisler moved to approve the minutes as presented. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a petition filed by Nathan & Rhea Trombley for property at 2899 N. Euclid which is on the East side of North Euclid between Boy Scout and Lauria Road for the purpose a variance to allow a depth to width ratio from 3:1 to 4:1 to bring the land into conformance. (Section 5.17). Parcel is zoned Residential-1.

Bangor Assessor Dan Darland wrote a letter of support for the variance.

Paul Colbeck from the Bay County Department of Water & Sewer wrote that the DWS takes no exception to the proposed variance request.

Jim Lillo from the Bay County Road Commission wrote with regard to the petition filed by Nathan & Rhea Trombley for a depth to width variance; they have no comment on the petition. The proposed site improvements do not impact a road under the jurisdiction of the Bay County Road Commission. The subject property is accessed off North Euclid Avenue (M-247), which is under the jurisdiction of MDOT. They recommend the applicant contact MDOT to determine if they have any comments or requirements regarding this request.

Don Hundley from MDOT emailed that they had no comments.

Fire Marshal Ken Bailey stated that any work must meet the International Fire Code.

Virginia Scally of 2872 N. Euclid telephoned and stated she supports the request. She lives across the

street. It would be a financial and emotional burden if it is not approved.

Nathan Trombley represented the request. The property has been in his family since the 1920's. His aunt developed the parcel. The parcel was fenced where his grandfather said the property line was. Mr. Trombley purchased the property six year ago. The garage existed when he purchased it. Mr. Trombley wanted to replace the fence and had the property surveyed. It was discovered at that point, that the property line went down the middle of his driveway and the garage was not on his property. They need the variance to correct the problem. His grandmother is willing to sell him the extra property.

Mr. Pilarski stated the request does not affect the Master Plan for that area. He asked Mr. Trombley if he already purchased the extra property. Mr. Trombley stated he was waiting to see if the variance was approved.

Nathan, Lize and Rhea Trombley were in favor of the request.

There was no one in the audience against the request.

Mr. Pilarski moved to approve the request by Nathan & Rhea Trombley for property at 2899 N. Euclid which is on the East side of North Euclid between Boy Scout and Lauria Road for the purpose a variance to allow a depth to width ratio from 3:1 to 4:1 to bring the land into conformance. The property is being expanded to bring it into conformance. The change conforms with the Future Use of the land according to the Master Plan. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed. Mr. Trombley was told he had six months to purchase the additional property or the variance would be null and void.

Mr. Pilarski reported that the Wind Mill ordinance was in effect.

Having no other business before the Board, Mr. Schisler moved to adjourn. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:15 p.m.

Respectfully submitted,



Barbara A. Potts
Zoning Board of Appeals Coordinator