

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF APRIL 24, 2019 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24<sup>th</sup> day of April, 2019 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandy Covaleski, Dave Engelhardt, Ed LaPlant, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Mike Nielsen, Mark Norton

At 6:00 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

**The first item on the agenda was approval of the February 27, 2019 regular meeting minutes.** Ms. Covaleski advised the last sentence on page one should read “There should be drainage in place along the North/Northeast sides.” Mr. Schubert commented on the amount that Patterson Road basin can hold. *Mr. Thomas moved to approve the minutes with the amendments. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for Special Exception Use Permit/Site Plan approval for James Londry for property at 2872 N. Euclid Avenue (0901003140022501) specifically for a home occupation (Section 6.03Q)**

Sarah and James Londry stated they have a home based lawn care/snow removal business.

Mr. Norton entered the meeting at 6:03p.m.

Ms. Londry stated no one comes to the house for the business. There is no commercial equipment.

Mr. Thomas asked if he worked odd hours. Mr. Londry answered during plowing season he leaves the home around 3:00 a.m. He added he stores the salt inside the pole building. Any maintenance is done inside a building or off site.

Ms. Covaleski asked if the vehicles are kept outside. Mr. Londry stated four trucks and three trailers are kept on site.

Dan Darland spoke in favor of the request. He commented he thought the MDOT comments were overkill since the property was previously a church and rectory. The driveway was already paved. Mr. Darland added this is a home occupation. There will only be pickup trucks and utility trailers. The buildings and equipment will be at least 300’ off of the road. The home occupation won’t change the property values. He added the people on Shane that were not in favor are on the other side of 300’ of woods. They can’t see anything and won’t be affected.

John Pflueger of 2881 North Euclid agreed with Mr. Darland. Maintenance will be done in the pole building. There will be nothing loud. There will not be any noise ordinance violation.

Russ Heeke of 3379 Shane Drive was concerned the area will turn commercial. Mr. Schubert clarified the request was not to rezone the property.

Greg Rankin of 3378 Shane Drive agreed he did not want a commercial use in the area. He doesn’t want the atmosphere to change.

Dan Courier of 3373 Shane Drive had the same concerns.

Rick Gerard of 3349 Shane Drive did not want commercial uses to cause water problems on his property.

**APPROVED**

Jean Rankin of 3378 Shane Drive stated they should have purchased commercial property if they wanted to run a commercial business.

Mr. Schubert closed the public hearing portion of the meeting.

Mr. Schubert stated the request is not a rezoning. It is for a Special Exception Use and Site Plan approval. The site plan limits the application from doing more than what was approved.

Mr. Londry stated he will not bring back any grass clippings or mulch from sites.

Mr. Norton asked if any woods would be cleared for the business. Mr. Londry stated no.

Don Hundley from MDOT sent attachments regarding commercial drive permits. A culvert will need to be extended and coordinated with the Drain Commission.

Russ & Pam Heeke of 3379 Shane Drive wrote they were against the request.

Daniel & Jeanne Courier of 3373 Shane Drive wrote they were against the request.

Gregory & Jean Rankin of 3378 Shane Drive wrote they were against the request.

The Fire Marshal had no comment.

The Bay County Drain Commissioner has no objection or concern.

Mr. LaPlant inquired about the fence. Mr. Londry stated the church pulled a permit and erected the fence. The fence lines up with the front of the church. The property was split after the fence was put up.

Mr. LaPlant wanted to stipulate a certain amount of rear yard to be maintained so the business did not encroach onto the neighbors. Mr. Schubert stated the site plan clearly showed what area was to be used. If there were any changes made, Mr. Londry would have to come back before the Commission. Mr. LaPlant also wanted to make sure the equipment did not get stored in front of the house.

*Mr. LaPlant moved to approve the request for Special Exception Use Permit/Site Plan approval for James Londry for property at 2872 N. Euclid Avenue (0901003140022501) specifically for a home occupation (Section 6.03Q) with the restriction that equipment will be stored between the front of the house and 675' from Euclid. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for recommendation of approval to Township Board for the rezoning of a portion of property at 3916 N. Euclid (0901000740004000) from Office-1, Office Service District to C-2, General Commercial District.**

BCRC wrote they have no comment.

The Fire Marshal had no comment.

The Bay County Drain Commissioner has no objection or concern.

Mr. Sequin explained he owned Sequin Mini Storage on the west side of Euclid. He acquired the property to the west of it and would like to add another building. He joined the properties together then discovered it was zoned Office-1.

Dave Bosco of 3129 Castle stated he lived right behind the property. He had no issue as long as the lighting did not shine into his house.

**APPROVED**

Phil Leonard of 3929 Castle questioned access space for fire equipment.

Mr. Schubert explained this was not for site plan review. The request is to rezone property. If the Planning Commission is in favor of the request, they will make a recommendation to rezone the property to the Township Board.

The public hearing portion was closed.

Mr. Engelhardt asked if anyone knew the history of the parcel.

Discussion took place on the hours of the mini storage. Mr. Sequin explained his current gate is not functioning but he will get it fixed. He plans to have the storage open from 6:00 a.m. to 10:00 p.m. No businesses will be run out of the storage buildings.

*Mr. Schubert moved to recommend approval to Township Board for the rezoning of a portion of property at 3916 N. Euclid (0901000740004000) from Office-1, Office Service District to C-2, General Commercial District. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by Bay County Department of Water & Sewer for property at 2691 N. Euclid (0901003210010000). Bill Bohlen represented the request.**

Mr. Bohlen presented an amendment to the approved site plan. They would like to construct a 40'x60' pole building with a 16'x60' lean-to. This would be a cold storage building. It will house items currently stored outside. There will be no electrical or heat. The building will have two overhead doors and three man doors. The metal siding will match the main building. There will be gutters, a concrete floor and have 16' walls.

BCRC wrote they have no comment on the site plan. Since the BCDWS is a department under the BCRC, a conflict of interest exists if they were to review this plan. However, this request is located on a road under the jurisdiction of the MDOT. Further, the proposed accessory building is within the Bay Area Water Treatment Plant's campus, located well off the roadway. No work within the N. Euclid Avenue right-of-way is planned

No comment was received by MDOT.

The Fire Marshal had no comment.

The Bay County Drain Commissioner has no objection or concern.

*Mr. Norton moved to approve the request for site plan approval by Bay County Department of Water & Sewer for property at 2691 N. Euclid (0901003210010000). Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by Bay County Department of Water & Sewer for property on the Northeast corner of Bangor Road and Wheeler (0901000440012000).**

Ms. Covaleski recused herself from the hearing because she had financial interest in the request.

Mr. Bohlen represented the request. He requested the Commission postpone the site plan review.

*Mr. Thomas moved to postpone for 90 days the request for site plan approval by Bay County Department of Water & Sewer for property on the Northeast corner of Bangor Road and Wheeler (0901000440012000). Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by Secure Storage-Bangor LLC for property on Patterson Road (090100044002000).**

**APPROVED**

Mike Wilson and Jim Klein represented the request.

Mr. Klein explained Phase I would have four buildings on Patterson. They have received permits from the Drain Commission and the Bay County Road Commission. He stated they will come back before the Board for Phase II.

Mr. Norton asked if approval would be for the entire site or only Phase I. Mr. Klein stated it would be for the entire site but they would only build Phase I at this time. Mr. Klein added there would be minimal power to the buildings. One of the units may be used as a leasing office and have lights. The larger units will be insulated and have overhead lights.

Mr. Klein indicated they were working with the DEQ and had a Letter of No Authority from them. They are also working with a wetland consultant. The buildings will be 1' above the established Flood Plain.

Mr. Norton asked about the existing gravel drive. Mr. Klein stated they are going to take it out and fill the swale then rebuild the drive. They don't want to pave until Phase II is complete. Parking is shown to meet Township requirements.

BCRC wrote they have the following comment on the request. The BCRC engineering staff reviewed this proposed site plan and the BCRC Board approved the commercial access (driveway) to the site at their regular board meeting of March 27, 2019.

The Fire Marshal stated access around the entire building is required. At least one fire hydrant needs to be on site.

The Bay County Drain Commissioner has worked with the Secure Storage site engineers and is comfortable with both the culvert sizing in the Jean Aplin Drain and the proposed detention. They will inspect the site to ensure it is built to plan and standard.

Mr. Klein affirmed they had no issue putting a fire hydrant on site. However, full access around the building may be an issue. They were not able to contact the Fire Marshal about his comments.

A discussion took place on existing fire hydrants and water line locations.

*Mr. Schubert moved to approve the request for site plan approval by Secure Storage-Bangor LLC for property on Patterson Road (0901000440002000) subject to approval by the Township Fire Marshal. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The last item on the agenda was a request for site plan approval by Robert & Ashley Black for property at 3710 Katalin Court (09010S3200000200).**

Joel Keister and Tim Bebee represented the site plan. Mr. Keister explained the site plan is for Encompass Therapy Center which will work with autistic children. Robert and Ashley Blake's business is currently located at 3865 Wilder Road.

The lot has an irregular shape. The facility will be 10,772 square feet. The Zoning Board of Appeals approved a rear yard variance. The dumpster size will be smaller than what is shown.

A discussion took place on the Planning Commission's ability to change the allowed front yard setback.

Mr. Engelhardt questioned the use of the kitchen and gym. Mr. Keister explained the purpose of the facility is to teach basic life skills. For example, they will teach how to use a microwave, set a table, etc.

BCRC wrote they have the following comment on the request. The plans for proposed work within the Katalin Court road right-of-way will need to be submitted to the BCRC for review and Board approval. Once approved, a

**APPROVED**

permit for the work proposed within the road right-of-way will be required from the BCRC prior to any construction within the road right-of-way.

The Fire Marshal had no comment.

The Bay County Drain Commissioner has no objection or concern.

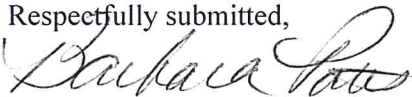
Mr. Keister stated he met with the Building Inspector and Fire Marshal.

*Mr. Thomas moved to approve the request for site plan approval by Robert & Ashley Black for property at 3710 Katalin Court (09010S3200000200) allowing a 26' front yard setback. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Ms. Covaleski mentioned she had a service club looking to purchase property. The Township ordinance only allows them in Commercial-2 zoning. She believed a change should be considered.

*Having no other business before the Commission, Mr. LaPlant moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:45 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator