

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF AUGUST 28, 2019 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28<sup>th</sup> day of August, 2019 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dave Engelhardt, Ed LaPlant, Mike Nielsen, Mark Norton, Bill Schubert

MEMBERS ABSENT: Sandy Covaleski, Bob Thomas

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 July 24, 2019 regular meeting minutes.** Mr. Norton stated at the bottom of page 1, Mr. Schubert asked Mr. Rowley if the building would be used for maintenance. No answer was given. Mr. Norton would like it stated in the minutes that no maintenance would be done in there. *Mr. Norton then moved to approve the minutes with the amendment. Mr. LaPlant supported the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by 903 Euclid LLC/NCVW for property at 903 N. Euclid (0901001840009001).**

Greg Turner from Pumford Construction represented the request. He explained the building was the old Health Trak. It has had multiple uses. The building has good bones. There are 12,500 square feet on the ground floor. 50% of the basement will be repurposed.

Mr. Turner stated the basement will be used for marihuana testing labs. The building will have regular business hours. The proposed landscaping is more than what is required. The balance of the building will be used for office space. The number of parking spaces is met. Mr. Turner added they had no plans to do anything with the driveway but will work on MDOT's easement comments. There is a secure entry for the compliance testing lab area.

Jim Lillo of the Bay County Road Commission wrote they have no objection to the request.

The Fire Department had no comment.

The Bay County Drain Commissioner had no comments.

The Bay County Department of Water & Sewer had no comments.

Don Hundley from MDOT wrote the parcel being reviewed is accessed via an easement. If the easement grants them land rights then the proposed development can apply for a permit to improve the drive access. If the easement does not grant land rights then the owner of the property will be required to apply for a permit to improve the drive access. The radii need to be improved to better delineate the drive and create easier access into their site.

Mr. Schubert stated sidewalks are required in this area along Euclid. Curb cuts would have to comply with MDOT standards. Mr. Turner stated there was no issue with incorporating curb cuts/sidewalks.

Mr. Norton asked how the number of parking spaces was derived at. Mr. Turner stated he used the standards for office use.

Discussion took place regarding drainage and the existing catch basin.

**APPROVED**

Mr. Turner stated there will be trees and site lighting on site.

Mr. Norton inquired about the sidewalks on the East side. Mr. Turner stated they would be raised and have hand rails. Mr. Turner added the dumpster would be enclosed by a wood fence with a chain link gate.

Mr. Nielsen stated the first parking space may need to be moved along with some landscaping. It is tight in that area. Mr. Turner stated the parking lot would be seal coated and re-stripped to meet the ordinance requirements.

There is an existing multi-tenet sign on Euclid that will be used.

Mr. LaPlant asked if the loading area was in a secure area. Mr. Turner stated it was. The vehicle will drive into the loading area of the building.

Mr. Nielsen stated the property to the West of the site is zoned RM-1 and it should be corrected on the drawing.

*Mr. Nielsen moved to approve the site plan submitted by 903 Euclid LLC/NCVW for property at 903 N. Euclid (0901001840009001) with the following stipulations: The isle width shall be modified to straighten out the first parking space at the curve; the entrance will meet MDOT standards and sidewalks shall be included with curb cuts. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The last item on the agenda was a request for site plan approval by Bay City Mall Partners LLC for property at 4101 Wilder Road (09010B0700000500). Barb Behmlander and Karl Zarbo represented the request.**

Mr. Zarbo explained this was the next step in redeveloping the Bay City Mall. They are fusing a strip center with the enclosed mall. The 70,000 square foot Younkens store is being removed. The utilities will be cut and capped. A new entrance will take its place. Like building materials will be used.

Mr. Zarbo stated they looked at reusing the existing building but it wasn't feasible. Most stores want an exterior entrance. Mr. Zarbo stated they would like to add two outlots to the project.

Jim Lillo of the Bay County Road Commission wrote they have no comment on the request. The building demolition and parking expansion is within the property limits of the Bay City Town Center (Bay City Mall) and will not impact access points, traffic flow or the Wilder Road or State Road rights-of-way.

The Fire Department had no comment.

The Bay County Drain Commissioner had no comments.

The Bay County Department of Water & Sewer had no comments.

Mr. Nielsen stated the parking space size should be 10'x20'. 9'x18' is shown on the site plan. Mr. Zarbo stated they would make any changes necessary or get variances.

Mr. Schubert opined the outlots would need their own site plan drawings approved. He was good with the concept but not the presented plan.

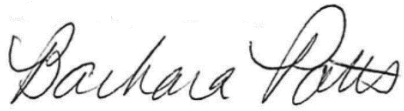
Mr. Nielsen asked if the loading area was to be removed. Mr. Zarbo stated only the Younkens loading area would be removed. There would be a truck court that would be screened.

*Mr. Nielsen moved to approve the request for site plan approval by Bay City Mall Partners LLC for property at 4101 Wilder Road (09010B0700000500) contingent upon the parking stall size meeting code or a variance being approved. This would only be for the new parking area. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**APPROVED**

*Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:12 p.m.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts".

Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**