

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF DECEMBER 18, 2019 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 18th day of December, 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, Mark Norton, Bill Schubert

MEMBERS ABSENT: Mike Nielsen, 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 November 20, 2019 regular meeting minutes. *Mr. Norton moved to approve the minutes as presented. Mr. LaPlant seconded 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 GM Legends Holdings LLC for property at 4443 Wilder Road (0901000940027500).

Jon Ledy of Apex Engineers represented the request. Mr. Ledy explained the property is on Wilder Road between the UAW Hall and a private residence. North of the building is wooded. The building was a beauty salon. His client wants to add on to the building. It will be for a medical marijuana dispensary/provisioning center. They will be selling the product not growing or processing it. Mr. Ledy added the parking requirements are met. The rear of the building runs into the rear yard setback. A dumpster area will be screened. Lighting exists on the garage and over the doors. New wall packs will be added over new doorways and in parking lot. Lights will be shielded and will reflect down. The parking lot will be paved.

Jim Lillo from the Bay County Road Commission wrote they have the following comments. Due to the location of this business and the change in use of the property, they will require the developer to submit a site plan to us for review and approval. The current driveway entrance does not meet the BCRC's current requirements and upgrades will be required. They understand the limited amount of road frontage this parcel has along Wilder Road and this will be taken into consideration when staff reviews the plan for conformance to current standards. No work will be allowed within the Wilder Road right-of-way until the site plan has been reviewed and approved by their Board. Please have the developer's engineer submit a set of construction plans to BCRC office for review.

Mr. Schubert stated sidewalks are required in this area. After a discussion regarding the location for the sidewalk, Mr. Ledy drew the proposed location on the plan.

Mr. Schubert had concern for the sign in proximity to the road curve. The current sign location is not a problem. If a scrolling or flashing sign is installed it could become a hazard to drivers. Mr. Ledy stated the ground lit sign will be maintained.

Mr. Norton stated the property drainage runs off site to the Northwest. Draining onto the neighbors is not allowed. The site will need to connect to the storm sewer.

Not all the utilities were shown on the site plan. Mr. Schubert stated fire hydrant locations need to be shown.

Mr. Norton asked where deliveries would be received. Mr. Ledy commented deliveries would be by van or box truck and would go through the front door.

A discussion took place on what variances were granted and the discrepancy of the front yard variance and not rear yard being granted. It may have been a typo.

APPROVED

Mr. Norton moved to postpone until not later than the March 25, 2020 meeting, the request for site plan approval by GM Legends Holdings LLC for property at 4443 Wilder Road (0901000940027500). Sidewalks, utility service leads, drainage, hydrant locations shall be shown on an updated site plan. Ms. Covalesski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item was a request for site plan approval by D&M Site Inc. (Mason Dental) for property at 3433 E. Midland Road (09010L2000400900) and 3419 E. Midland Road (0901001920005000).

John Morey represented the request. He explained a 2,200 square foot addition is to be added to the 1,400 square foot building. 21 parking spaces are required. They will have 34 with two handicap spaces. They will be using the existing sanitary sewer line but will install a new water line off of Midland Road. The property drains to the storm sewer on Woodbridge. A detention area will be located in the back of the property and will connect to the line on Midland Road. Mr. Morey added they will give the parking lot more definition.

Mr. LaPlant asked if sidewalks will be run along Midland Road. Mr. Morey agreed to run the sidewalk across the south property.

Ms. Covalesski stated there are currently two properties. A special exception use permit was granted in 2006 for the dental office. The properties should be combined.

Gary Kowalski, the builder, stated the site will be revamped with all new brick, siding and landscaping.

Mr. LaPlant asked about the overhead wires. Mr. Kowalski stated the line will be relocated and put underground.

Mr. Norton moved to approve the request for site plan approval by D&M Site Inc. (Mason Dental) for property at 3433 E. Midland Road (09010L2000400900) and 3419 E. Midland Road (0901001920005000). Sidewalks shall be installed along Midland Road. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was request for site plan approval by Terry Laskowski for property at 3660 Patterson (0901000920015503) and a request for site plan approval by Bullitt Properties LLC for property at 3660 Patterson #D (0901000920015501).

A long discussion took place on which buildings were being requested for site plan approval, why there were two plans and if it was one parcel or two. Mr. Laskowski stated the properties were combined into one parcel. There are two site plans because he missed the cutoff for last month and then submitted a site plan for the second building. Mr. Laskowski stated the Township had a plan with all the buildings labeled. He was asking for approval for buildings C and D.

Mr. Schubert stated the site plan application contains all the items that are required for site plan approval.

Mr. Laskowski stated the building exist and he is asking for approval for a change of use.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the site plans. Wenglikowski Drive is not a road under the jurisdiction of the BCRC, therefore they do not have any authority to comment. One note, if this area continues to develop and generate additional traffic, a commercial drive will be required at Wenglikowski Drives' intersection with Patterson Road. The commercial entrance would include curb & gutter, a paved surface and additional culvert length if necessary. Patterson Road is scheduled for rehabilitation no later than 2023 and this issue may or may not need to be addressed prior to the road improvement project.

Mr. Laskowski stated there is water going to building C. The front of building C is paved.

Mr. Norton stated the drainage of the property is not changing. The existing and proposed fencing needs to be shown.

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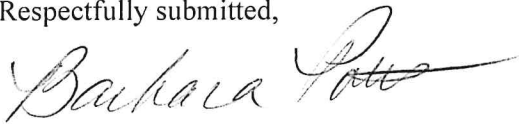
Mr. Laskowski stated there are security lights and they are very bright. The location of any lighting needed to be shown on the site plan.

Mr. Norton moved to approve the request for site plan approval by Terry Laskowski for property at 3660 Patterson (0901000920015503) (C). An updated site plan shall be submitted with: the location of the water lines; existing and proposed fencing, indicate which fencing is to be removed; site shall be shown as one property; correct property code number; how power is run to Building D; what the zoning is of the property and the adjacent property; any site lighting; and all buildings are to be labeled. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Mr. LaPlant moved to postpone until not later than the March 25, 2020 meeting, the request for site plan approval by Bullitt Properties LLC for property at 3660 Patterson #D (0901000920015501). Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. LaPlant moved to adjourn. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:50 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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