

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF FEBRUARY 27, 2019 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of February, 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, Mike Nielsen, Mark Norton, Bill Schubert, Bob Thomas

MEMBERS ABSENT: None

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 election of officers. *Mr. Nielsen moved to nominate Bill Schubert as Chair. Mr. Thomas seconded the nomination. Seven (7) ayes, no (0) nays. The motion passed. Mr. LaPlant nominated Mark Norton as Vice Chair. Mr. Thomas seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of the November 28, 2018 regular meeting minutes. Mr. Thomas stated on the bottom of page 2, the sentence should read “Mr. Ruff affirmed no ball fields would be put on the property.” *He then moved to approve the minutes with the amendment. Mr. Norton seconded the motion. Seven (7) 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 review.

Bill Bohlen, Director of the Department of Water & Sewer, represented the request.

Mr. Bohlen advised there were capacity issues at the plant when the area experienced two back to back 100-year rain events in June of 2017. The DWS is looking for alternative basins to utilize during future significant rain events. The basin on Patterson Road can hold 51 million gallons, however, during those major rain events, 40 million gallons of partially treated sewage was released into the Saginaw Bay.

Mr. Bohlen explained the subject parcel recently was denied a rezoning request. The parcel is zoned residential. The plan would be to disrupt as little of the property as possible. Some wetlands would remain. Mr. Bohlen added the property would be landscaped, have trees and would be mowed. There are eight acres of wetlands on the site but two would have to be displaced/mitigated.

Mr. Bohlen added they have a conditional offer on the property and are slated to close in April. Soil borings have been done. This is a \$2.8 million project, not including mitigating the wetlands. They would like to get ahead of the Wheeler Road road project. They would like to begin the project in 2020.

There is some contamination from chloride on the east side of the site. Mr. Bohlen has been working with the DEQ and the property owner regarding getting closure of the contamination designation.

Mr. Nielsen understands the need to prevent overflow into the Saginaw Bay, however, this location is in a residential area. Mr. Bohlen stated this would be a detention basin. The product would only sit in the basin 4-5 days. The product would not be retained in the basin. Mr. Bohlen reviewed the history of the County’s overflows and how much is detained in the Patterson Road basin.

Mr. Schubert commented he felt retaining foliage on the North side of the property may not be a good plan. Most of the trees are dead ash. There should be drainage in place along the North/Northeast sides.

APPROVED

Mr. Schubert asked if a generator would be kept on site or be hauled in as needed. Mr. Bohlen stated one would be brought in as needed. They hope to get an easement for a below grade pump station on the North West corner of Wheeler and Bangor Roads. Mr. Schubert asked about lighting. Mr. Bohlen stated if they did have lighting, the lights would be shielded so not to affect the neighbors.

Mr. Norton inquired if there was a specific reason why it wasn't going to be located on the proposed site. Mr. Bohlen stated they would like it on the property across the street at the Southwest corner. It could go on the Northeast side if need be. Mr. Nielsen asked how the basin would be monitored. Mr. Bohlen explained there would be a flow sensor. The basin should remain dry except during a major rain event. They would pump product into the basin and gravity would remove it.

Mr. Bohlen clarified no materials would be removed from the site. The parcel is outside the flood plain. They plan on using the same drive as the oil well maintenance vehicles.

Mr. LaPlant asked how the basin would work. Mr. Bohlen explained both basins would fill simultaneously during an event. They have the ability to divert the flow if needed. Mr. LaPlant inquired about odor. Mr. Bohlen stated he is not aware of any complaints from the Patterson Road basin. The product going into it is diluted. Mr. Bohlen commented there will be a fence and trees. You won't be able to see the basin.

Mr. Nielsen inquired about maintenance of the site. Mr. Bohlen stated weekly rounds would be made and the site will be maintained.

Mr. Bohlen remarked there is a potential funding source for the project. Application would have to be made by June 30, 2019.

The Commission debated whether or not the basin was an allowed use in residential zoning. It is not a traditional residential use. By definition, the proposed use is an allowed use as "essential public services, provided that there are no building or outdoor storage areas."

Ms. Covaleski, the realtor, explained a rezoning request was denied in March 2018. The neighbors wanted to preserve the area. This would be an ideal use and it would be well maintained. Mr. Nielsen stated the look of the property will change.

Justine LaPlant of 4195 Wheeler had concerns regarding additional runoff and if her property value would change.

Discussion took place on site plan deficiencies and granting preliminary approval. Landscaping details, buffers, screening, ditches, etc. should be shown.

Mr. Norton moved to approve a preliminary site plan by Bay County Department of Water & Sewer for property on the Northeast corner of Bangor Road and Wheeler (0901000440012000). Mr. Schubert seconded the motion. Four (4) ayes, two (2) nays-LaPlant, Nielsen. The motion passed.

Henry Johnson addressed the Commission. Bob Thomas abstained from the discussion due to a conflict of interest.

Mr. Johnson questioned current zoning of parcels along Euclid Avenue and the Township's maps regarding zoning on the Township's website. The parcels in question are South of Thomas Street and are zoned Office-1. Mr. Johnson contends the parcels should be zoned commercial and asked when they were changed.

A discussion took place regarding the Current Use Map, the Zoning Map and the Future Land Use Map.

The Commission advised Mr. Johnson to apply for a rezoning request or make a request to the Township Board to rezone the block(s) in question.

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Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

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

Barbara A. Potts
Planning Commission Coordinator

APPROVED