

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JULY 24, 2019 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24th day of July 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, Mark Norton, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Sandy Covaleski, Mike Nielsen

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 June 26, 2019 regular meeting minutes. *Mr. Norton stated the motion regarding changes to the Zoning Ordinance regarding marihuana needed amending. The motion needs to reflect the items as stated in the paragraph prior to the motion. Mr. Norton then moved to approve the minutes with the amendment. Mr. Thomas 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 Dahl Music, Inc. for property at 3300 Wheeler Road (0901000720001000).

Brian Nartker from Wade Trim and Keith Rowley represented the request.

Mr. Nartker stated they are proposing a 14,400 square foot building in addition to the existing building. The site is zoned Industrial-1. The buildings are allowed on the 5.49 acre site. 35 parking spaces are shown. The building would be used for indoor parking.

A change needed to be made to the detention outlet and the pond would need to be modified.

A discussion took place regarding the easement that goes through the building. Mr. Rowley presented a copy of a "Receipt for Key" between Fair Energies, Inc. and Dahl Music giving Fair access to their well. Mr. Rowley also presented a copy of an email from MDEGLE stating there is a possibility of plugging the well in the future.

Jim Lillo of the Bay County Road Commission wrote they have no objection to the request. The new building will utilize two existing commercial driveways that are in reasonable conformance with current standards. The manner in which storm water runoff is managed is also acceptable.

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. LaPlant asked about site lighting. The new building will have wall packs and be alarmed.

Mr. Schubert asked if vehicle maintenance would be done in the building. Mr. Rowley explained they would move their trucks in there which are currently stored outside but no maintenance would be done.

Mr. Norton moved to approve the request for site plan approval by Dahl Music, Inc. for property at 3300 Wheeler Road (0901000720001000) with the change to the detention outlet and pond modification. Five (5) ayes, no (0) nays. The motion passed.

APPROVED

Mark Schmidt and Larry Loll of Enterprise Sales addressed the Commission.

Mr. Schmidt stated their property is at 1700 Marquette and has several buildings on it. Currently there is 3.5 acres of vacant land on the site. They would like more buildings in that area. The Township Building Official wants a full site plan of the entire site with everything brought into conformance. Mr. Schmidt stated he did not want to do a full site plan if the Commission would accept a plan for the proposed buildings. Mr. Schmidt stated the existing buildings must have been approved at some point. He added two buildings on the site did have site plan approval within the last year or so.

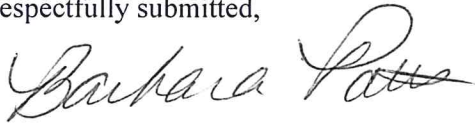
Mr. Loll gave a history of the site and how it was developed.

The Commission members present felt a complete site plan for the proposed buildings would be sufficient. A plan for the entire site would not be required by them.

A discussion took place regarding requirements for domestic fowl. The Commission took no action.

Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:03 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts". The signature is written in black ink and is positioned above the typed name.

Barbara A. Potts
Planning Commission Coordinator