

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF MAY 22, 2019 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22<sup>nd</sup> day of May, 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, Ed LaPlant, Mike Nielsen, Mark Norton, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Dave Engelhardt

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 April 24, 2019 regular meeting minutes.** *Mr. LaPlant moved to approve the minutes as presented. 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 ALDI, Inc. for property at 4101 N. Euclid (0901001710003500).**

Chris Grzenkowicz of Desine Inc. represented the request. He stated the property is in C-2 zoning. The existing building is 15,115 square feet with 101 parking spaces. They are proposing to add 3,000 square feet on the North side of the building. Mr. Grzenkowicz explained this is a national remodeling project for Aldi stores. They would like to begin the project in July.

Mr. Grzenkowicz explained there would be a new covered entrance and cart enclosure. The façade will match what exists. A raised parapet will have the sign on it. The interior of the store will be fully remodeled. All the lighting will be updated, inside and outside. The parking lot will be resurfaced and restriped. Some of the parking spaces will be lost but they are still over what is required. Mr. Grzenkowicz added the sign out front will be changed and have the new logo. Landscaping will also be updated.

Don Hundley from MDOT wrote they will be required to have a permit to mill and resurface the driveway. Also, they do not allow weekend work within our right-of-way without permission.

Fire Marshal James Starkey had concerns with location of the fire hydrant.

Mr. Grzenkowicz stated he had not heard back from the Fire Marshal regarding the Fire Marshal's comments.

Ms. Covaleski asked how long the project would take. Mr. Grzenkowicz stated it is a 15 week project. The store will only close during the last five weeks. They plan to have the store reopen in October.

Mr. Norton asked if the building was sprinklered. Yes it is.

A discussion took place on the location of the fire connection and outside lighting.

Mr. Nielsen commented that the size of parking spaces should be 10'x20' on the drawing.

Mr. Norton stated a sidewalk runs along Euclid.

*Mr. Norton moved to approve the request for site plan approval by ALDI, Inc. for property at 4101 N. Euclid (0901001710003500) with the size of the parking spaces to be 10'x20'. Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**APPROVED**

**The next item on the agenda was a request for preliminary site plan approval by Bay County Department of Water & Sewer for vacant property on Wheeler Road (0901000430018000).**

Ms. Covaleski recused herself from the item. *Mr. Schubert accepted her request. Mr. LaPlant seconded it. Six (6) ayes, no (0) nays. The motion passed and Ms. Covaleski was recused.*

Jim Lillo of the Bay County Road Commission 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, they will commit to the Township that the BCDWS will follow BCRC standards for any planned work within the road rights-of-way, including drainage and commercial access(es).

The Fire Department had no comment.

Bill Bohlen from the Bay County Department of Water and Sewer represented the request. He stated there were mitigation issues with the previous site. There is a conditional offer on this property. The proposed basin is similar in size to the previous one. There is a decent buffer along Wheeler and State Street. The wooded areas will remain. Mr. Bohlen explained to the North there is an eight acre parcel that is half woods and half farm field. They are not planning on disturbing it.

Mr. Bohlen commented they are still planning to have a pumping station on the Northwest corner of Bangor and Wheeler. They have met with the Road Commission regarding it. There will be a forced main to the basin, and then it will gravity out.

Soil borings are being done. There is a pump on the site but it is not running. On the North side of the property, soil was dumped from the installation of the drain tiles in 2017.

Louie Taylor and Gary Bartow were also in attendance. Mr. Bartow stated a 24" forced main will be installed. A water level monitor will control the flow.

Mr. Bohlen stated this is a two part project. The plan is to have the main installed prior to the road project slated on Wheeler Road.

Mr. Nielsen asked what the plans were for the farm area. Mr. Bohlen stated the current plan is to have it go back to nature but they may end up selling it.

Mr. Bohlen stated more landscaping will be added where there are no woods.

A discussion took place on the farm tiles and their possible location.

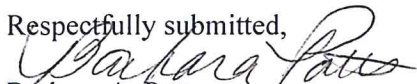
*Mr. Schubert moved to approve the request for preliminary site plan approval by Bay County Department of Water & Sewer for vacant property on Wheeler Road (0901000430018000). Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Ms. Covaleski was brought back to the meeting.

Mr. LaPlant asked the Commission for their opinion regarding Airbnb's and how they should be handled. A discussion took place.

*Having no other business before the Commission, Mr. Thomas moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:59 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**