

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JANUARY 25, 2023 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th day of January 2023 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Nemode, Norton, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Engelhardt

Mr. Schubert called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited. Mr. Engelhardt entered the meeting at 6:02 p.m.

The first item was the election of officers. *Mr. Schubert moved to nominate Mark Norton as Chair. Mr. Taylor seconded the motion. All members supported the nomination. Seven (7) ayes, no (0) nays. The motion passed. Mr. Norton moved to nominate Bill Schubert as Vice Chair. Mr. Nemode seconded the motion. All members supported the nomination. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of minutes of the December 21, 2022 regular meeting. *Mr. Taylor moved to approve the minutes as presented. Mr. Nemode seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.*

A discussion took place regarding performance guarantees. Mr. Taylor reported the Township Board felt 10% of the project value may be appropriate. The Township does not have its own engineer to estimate the costs. The percentage can be changed if need be.

The next item was a request for site plan approval by Robert Nelson for property at 1000 N. Euclid (0901001730048000).

There was no one in the audience representing the request.

Mr. Schubert tabled the item until the end of the meeting. Mr. Taylor seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.

The next item was a request for site plan approval by Isiah Sesi for property at 3242 Patterson Road (0901000440001000).

Ms. Covaleski recused herself from the review due to a conflict of interest. The Commission was in agreement.

No comments were received from the BCDWS.

The Bay County Road Commission wrote the site plan application lists the existing building's use as "Storage." They do not see a "proposed" use for the building, nor any planned changes to the building or property. Thus, they do not have any comments on petition at this time. Of note, the existing commercial accesses to this parcel reasonably conform to the BCRC's current requirements.

No comments were received from the Fire Department.

Bay County Drain Commission had no issues.

Mr. Sesi stated they are considered a processing facility. They will be pre-packaging for other businesses.

Mr. Norton asked if anything would be grown on site. Mr. Sesi stated no, they order product and package it. Mr. Platko asked if product was stored on site. Mr. Sesi stated there would be. The building would not be used for retail use.

Mr. Sesi stated no changes were to be made to the exterior of the building. The office would remain the same, but the warehouse would be split. No additional exterior lighting would be added.

Mr. Sesi commented there would be about five employees. There is parking but it is not marked.

Security and delivery were discussed.

No original site plan was on file. Mr. Sesi is renting the building. Mr. Norton stated the presented plan needed revisions.

Mr. Taylor moved to approve the site plan request by Isiah Sesi for property at 3242 Patterson Road (0901000440001000). The applicant is required to revise the site plan, if one is not on file, and submit it to the Building Official. Mr. Schubert seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Ms. Covaleski returned to the Commission.

Building Official Tim Mark pointed out an error on the Master Plan Future Land Use map. A discussion took place regarding areas marked Recreational. Changes will be sent to Jennifer Stewart from Spicer.

The Commission reviewed Article 5.00 of the Zoning Ordinance.

Mr. Taylor moved to take the request for site plan approval by Robert Nelson for property at 1000 N. Euclid (0901001730048000) off the table. Ms. Covaleski seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.

No action was taken on the item.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Nemode seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:50 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator