

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JANUARY 26, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of January 2022 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Engelhardt, Norton, Platko, Taylor

MEMBER(S) ABSENT: Nielsen, Schubert

Mr. Norton called the meeting to order at 6:00. The Pledge of Allegiance was recited.

The first item was the election of officers. *Ms. Covaleski moved to retain Bill Schubert as Chair and Mark Norton as Vice Chair. Mr. Taylor seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of minutes of the December 22, 2021 regular meeting. Mr. Norton requested clarification in the second from last paragraph on page 2. The last line of that paragraph should read "... plans are submitted and approved by the railroad..." *Ms. Covaleski moved to approve the minutes with the correction. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval by BTD Holdings, LLC for property at 4335 Wilder Road (0901000940032500).

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

Cody Newman of Driven Design Studios represented the request. He explained the building was a former travel agency. They are proposing to use the building as a provisioning center. The interior of the building will have a full renovation. The interior and exterior of the building will be monitored 24/7. Mr. Newman added all the product sold will be pre-packaged and there should be no smell. No marihuana will be grown or consumed on site. The product will be brought by a secured transport (van). The delivery area is on the north side.

There will be cosmetic work on the outside of the building. There is a working catch basin in the parking lot. The parking lot will not be expanded but will be resurfaced. Mr. Newman stated there will be a dumpster. Three curbside pickup spaces will be added. The existing landscaping will remain with a few plants added. Entry to the building will be from the west.

Mr. Platko asked if there was one dedicated entry and exit. Mr. Newman explained a customer could enter and exit from the west or they could exit through the door to the north.

Mr. Taylor asked if the building was sprinklered. Mr. Newman stated it was not.

Mr. Norton summarized comments submitted by member Bill Schubert. They were as follows: parking space size does not meet the requirements; sidewalks are required along Wilder Road, concerns with exterior lighting; dumpster location may be an issue; possibly remove landscape island, and curbside pickup location concern.

Mr. Norton agreed with Mr. Schubert's comments.

A discussion took place regarding the removal of the landscape island. Mr. Norton commented the Commission has leeway when it comes to landscaping requirements. The parking lot would be more functional without the island.

Mr. Platko asked about the lighting plan. Mr. Newman stated wall packs would be added to the building. They would not cause light trespass onto other properties.

Mr. Norton stated without the island, the dumpster could be relocated.

Building Official Tim Mark stated the pole the BCRC referred to was not a power pole. Telephone line is on the pole. Consumers cannot remove the phone lines. No lines on the pole run to the building.

Mr. Norton moved to approve the request for site plan approval by BTD Holdings, LLC for property at 4335 Wilder Road (0901000940032500) with the following stipulations: the applicant shall work with the Bay County Road Commission to meet their requirements; a 5' sidewalk shall be installed along Wilder Road not next to the curb; parking spaces shall be 10'x20' as required; the curbside parking spaces shall be changed to meet code; if the island is eliminated, the remaining landscaping is considered to be approved; and if the dumpster is relocated, the location shall be approved by the Building Official. Mr. Taylor seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Ms. Covaleski returned to the Board.

Jennifer Stewart from Spicer Group was in attendance to work on the Township's Master Plan. The Commission reviewed the Future Land Use map and went through Ms. Stewart's list of questions.

The Commission agreed the Future Land Use designations needed to coincide with the Township's zoning districts.

Transitional uses and districts will be discussed at the next meeting.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Taylor seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:20 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator