

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF JANUARY 27, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held virtually on the 27<sup>th</sup> day of January 2021 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Engelhardt, Nielsen, Norton, Taylor, Thomas, Schubert

MEMBER(S) ABSENT: None

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

**The first item on the agenda was election of officers.** *Mr. Nielsen nominated Bill Schubert as Chair and Mark Norton as Vice Chair. Mr. Norton seconded the nomination. Seven (7) ayes, no (0) nays. The nominations were approved.*

**The next item was approval of minutes of the October 28, 2020 and December 16, 2020 regular meetings.** *Mr. Norton moved to approve the minutes with the spelling of Mr. Lillo's name corrected in the December minutes. Mr. Taylor seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

Ms. Covaleski asked to be recused from the reviews of the two properties on Ace Commercial Court due to a conflict of interest. *Mr. Schubert moved to recuse Ms. Covaleski. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item was a request for site plan approval from OZ Properties for property at 4431 Ace Commercial Court (09010A0300001100).**

Jon Noocha represented the request.

Mr. Nielsen stated neither the setbacks nor the lot dimensions were shown on the site plan.

The building is a condo. An association owns the property, and the applicant owns the building. Ms. Covaleski stated the property was developed in 2002. The building owners pay the association fee for maintenance of the property.

Mr. Nielsen asked if any exterior changes were being made. Mr. Noocha stated no. Mr. Norton commented this was a change of use.

A discussion took place on how many parking spaces were required and how that is handled through the condo association. Mr. Nielsen stated seven (7) spaces were required. Ms. Covaleski contacted the condo association and they do not identify which spaces go with which building. Mr. Noocha stated no more than three (3) employees would be in the building at one time. He was willing to have the owner sign an affidavit to that effect.

Mr. Nielsen stated in Section 23.01.D.8. of the Zoning Ordinance, the Planning Commission does have some latitude regarding required parking spaces.

Mr. Nielsen asked about deliveries. Mr. Noocha stated there wouldn't be any deliveries. The employees would bring in whatever is needed. Mr. Engelhardt asked how waste was taken care of. Mr. Noocha stated the water is reused and the waste is contained in the building. Anything that is unusable would go in the dumpster.

Mr. Engelhardt asked what the impact on the air would be. Building Official Tim Mark stated the State of Michigan sets the standards, but the Township's Mechanical Inspector does inspect the property. Mr. Noocha stated they have carbon air filters and a filtration system.

*Mr. Thomas moved to approve the request for site plan approval from OZ Properties for property at 4431 Ace Commercial Court (09010A0300001100) subject to Section 23.01.D.8 of the Zoning Ordinance giving the Planning Commission latitude regarding off street parking. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item was a request for site plan approval from OZ Properties for property at 4452 Ace Commercial Court (09010A0300000200).**

Mr. Nielsen stated this building does not have an office area and the parking meets the Township's requirements.

*Mr. Thomas moved to approve the request for site plan approval from OZ Properties for property at 4452 Ace Commercial Court (09010A0300000200) subject to Section 23.01.D.8 of the Zoning Ordinance giving the Planning Commission latitude regarding off street parking. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

*Mr. Schubert moved to bring Ms. Covalesski back into the meeting. Mr. Norton 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 from Rebecca & Ricky Pavlik for property at 38 Old Kawkawlin Road (0901000840037000).**

Brian Nartker of Wade Trim and Rick Pavlik represented the request.

Mr. Nartker explained the owner purchased the adjacent property and tore down the house. He started filling the lot. Since the fill was more than 3' deep, approval from the Planning Commission was required. Mr. Pavlik plans to fill in the basement and the remaining property to make it usable. Mr. Nartker stated a drain tile drains the property and the neighboring properties and it ties into the storm drain on State Park Drive.

Mr. Schubert asked if there would also be a swale. Mr. Nartker stated there would be a swale along a portion of the North line and down the East line. It would then tie into the pipe and continue South. Mr. Pavlik stated the drainage system is working and the properties are dry.

A discussion took place on the size of the right-of-way.

Mr. Schubert stated the property needed to be filled for it to be usable.

*Mr. Nielsen moved to approve the request for site plan approval from Rebecca & Ricky Pavlik for property at 38 Old Kawkawlin Road (0901000840037000). Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item was a request for a site plan approval for Terry Laskowski for the property at 3660 Patterson Road, Building D (0901000920015503).**

John Laskowski represented the request. He stated all the buildings were labeled as requested.

Mr. Schubert commented the labeling of the buildings was one issue. The quality of the prints is another. The prints are very bleached out. Mr. Mark advised he had Terry Laskowski write the building letters on the Township's print and initial by each. Mr. Laskowski stated he would get a better print for the Township's file.

Mr. Nielsen asked if all the buildings were on one parcel. Mr. Laskowski stated they were on one. Mr. Nielsen stated the zoning on the print needed to be changed to Industrial. No setbacks are shown on the print. Mr. Nielsen asked about the proposed fencing. Mr. Laskowski stated the entire site is fenced. No exterior improvements will be made to any of the buildings.

Mr. Laskowski stated the parking is shared with the other buildings. There are no utilities to building D yet. The wastewater gets recycled. The building is for a grow facility with a small office. There is only power to it.

Mr. Nielsen stated the drawing is not to scale. A 50' rear yard is required by the ordinance. Mr. Mark advised the Township Attorney stated if the non-conformity is not being enlarged, variances were not needed.

Mr. Laskowski explained most of their waste is reused or sold. LARA regulates what they can and can't do. The dumpster on the property is shared.

Mr. Mark requested the Planning Commission consider approving the entire site since all the buildings are existing. He added permits are being pulled as needed and he does not foresee any problems.

*Mr. Schubert moved to approve the request for a site plan approval for Terry Laskowski for the property at 3660 Patterson Road, Building D (0901000920015503). Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

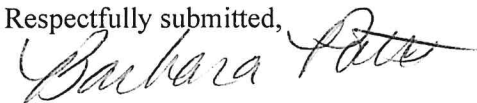
A discussion regarding storage containers took place. Mr. Thomas shared information he found regarding regulation of storage containers.

The Commission agreed they needed to define storage containers in the Zoning Ordinance. Some questions the Commission wanted worked out were: Which zoning districts should they be allowed in? If allowed, should they be painted to match the building? Should they be considered accessory buildings?

Mr. Thomas stated he would work on getting more information together and get it to the Commission before the next meeting.

*Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:29 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator