

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF FEBRUARY 23, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23<sup>rd</sup> day of February 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, Nemode, Norton, Platko, Schubert, Taylor

MEMBER(S) ABSENT: None

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

**The first item was approval of minutes of the January 26, 2022 regular meeting.** Mr. Norton stated in the third paragraph on page 2, Mr. Newman should be changed to Mr. Norton. *Ms. Covaleski moved to approve the minutes with the correction. Mr. Engelhardt seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item was a request for approval of a Special Exception Permit specifically for a drive-thru restaurant and Site Plan approval by ALRIG USA for property at 3921 E. Wilder Road (09010P050000500).**

Ms. Covaleski gave a recap of the variances that were granted by the Zoning Board of Appeals. The approvals were for: a 6.1 foot candle (fc) variance regarding maximum light trespass to have 6.6 fc (0.5 fc is allowed) and a variance of three (3) stacking spaces to have seven (7) stacking spaces (ten stacking spaces are required). Stacking spaces were reduced because the window is for pickup only. The variance for 78 parking spaces to have 1,098 parking spaces was not required due to new calculations.

Michael Gold of Stonefield Engineering represented the request. Mr. Gold explained the site plan was for a restaurant just under 2,400 square feet with a pickup window. Entry to the restaurant would be from the existing Walmart entrance drive off of Wilder Road or through Walmart's parking lot. There will be an outdoor patio and have landscaping. Lighting will meet code. The dumpster will be screened. The pole sign shall also meet code.

Mr. Schubert opened the public hearing. There was no one in the audience for or against the request. The public hearing was closed.

The BCRC wrote with regard to the site plan filed by ALRIG USA/Bay City Retail Management for property at 3921 Wilder Road (Walmart property), they have no comment/objection to the request. Of note, the BCRC fully supports and will require the commercial access point off the existing service drive and not off Wilder Road.

Fire Marshal Jim Starkey wrote he had no issues.

The Department of Water & Sewer had no concerns.

The Drain Commission wrote the Walmart site is included in the Walmart Detention area, but a site review may be required.

A discussion took place on the easements shown on the site plan.

Mr. Schubert proposed tying into Walmart's sewer line instead of the line along Wilder. He also suggested the cleanouts be shifted out of the driveway. Mr. Schubert commented the northeast access may be a problem. He suggested trying to line up the access to the ring road at Walmart. Mr. Gold stated the ring road is to slow down traffic. While aligning the access and internal road makes sense, it is on Walmart's property.

Mr. Schubert stated Walmart's seasonal area is partially on the Chipolte site. Mr. Gold did not know Walmart's intention with the seasonal area.

Parking calculations were discussed. Mr. Gold explained the formula they used to get the numbers. 720 parking spaces are required, and Walmart's site will have 1,098.

*Mr. Norton moved to approve the request for a Special Exception Permit specifically for a drive-thru restaurant and Site Plan approval by ALRIG USA for property at 3921 E. Wilder Road (09010P0500000500). The easements shall be noted on the final plan submitted. Mr. Taylor seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by Bay City Moose Lodge 169 for property at 2573 N. Euclid (0901003210014500).** No one was in attendance to represent the request.

*Mr. Norton moved to table the item until the end of the meeting. Ms. Covaleski seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by Tri City Brewing for property at 4170 Shrestha Drive (0901001710002500).** Kevin Peil represented the request.

The BCRC wrote with regard to the site plan filed by Tri City Brewing for property at 4170 Shrestha Drive, they have no comment/objection to the proposed site plan. The proposed pavilion is well away from the road right-of-way.

Fire Marshal Jim Starkey wrote he was concerned the length of the proposed porch addition would further hinder the ability to access the fire department connection (FDC).

The Department of Water & Sewer had no concerns.

The Drain Commission wrote Tri City Brewing is in the Shrestha Plat and does not require detention because the Bangor Relief Drain is right there. The water goes to the large regional detention pond, but a site review may be required.

Mr. Peil stated they were granted site plan approval five years prior. They have outdoor seating and would like to put in concrete and cover it. No existing parking spaces would be taken up. The façade would match what exists. The roof would provide cover.

Ms. Covaleski asked if the area could be accessed from outside the building. Mr. Peil stated it would be accessible from outside. Currently, the patio is not ADA accessible. No smoking is allowed where alcohol is served.

Mr. Peil addressed the Fire Department comments. He stated he has talked to the Fire Department in the past about the connection location and was willing to move it.

Ms. Covaleski inquired about lighting. Mr. Peil explained can lights would be installed on the ceiling.

Mr. Peil stated the proposed patio will not be fenced and is accessible from the outside. He has an outdoor liquor license.

Mr. Schubert stated a revised site plan showing changes to the original site plan is required.

At 6:45 p.m., Mr. Nemode asked to be excused from the meeting. There were no objections.

*Ms. Covaleski moved to approve the request for site plan approval by Tri City Brewing for property at 4170 Shrestha Drive (0901001710002500). A consolidated site plan shall be submitted showing the location of the patio in relation to the originally approved plan. Mr. Taylor seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by Shaba Holdings LLC for property at 3787 Wilder Road (0901000830030506).** Mike Shaba and Greg Bono represented the request.

The BCRC wrote with regard to the site plan filed by Shaba Holdings, LLC for property at 3787 Wilder Road, they cannot comment on the site plan at this time. Drawings or construction plans were not submitted for review. Further, the address seems to be within the Dobson complex and is not listed on Bay County's Equalization GIS system. Thus, the BCRC has no idea as to the extent of the proposal from Shaba Holdings, LLC. Is this a new build or a remodel of an existing building? Are the existing commercial entrances being utilized or a new one proposed? To be able to provide any comments, the BCRC respectfully requests a plan and location of the proposed development be submitted to our office.

Fire Marshal Jim Starkey wrote he feels the site plan is inadequate and should be resubmitted once items k and l are addressed.

The Department of Water & Sewer has no concerns.

The Drain Commission wrote it appears the marijuana shop is using an existing building, thus no issues. A site review may be needed.

Mr. Bono stated the items of concern raised by the Fire Department were on the plan.

Mr. Bono stated existing access to the property off of Wilder Road would remain in place. At this time, there would be no access off of Old Kawkawlin. Linex and Klender would stay on the site at this time.

A lengthy discussion took place on access off of Wilder Road. It was proposed to remove the burned building at 3735 Wilder and relocate it.

Mr. Schubert had a concern with smell from the grow facility. Mr. Shaba stated they would meet all State regulations.

Mr. Schubert stated it would be to Mr. Shaba's benefit to show all the utility shut offs on the print.

Building Official Tim Mark commented the review was for 3787. The other buildings will come before the Planning Commission if their use changes.

More discussion took place on locating a usable drive back to the site.

Mr. Shaba stated there would be 10 employees or less at 3787 Wilder. He added the only lighting added about be wall packs.

Mr. Schubert stated sidewalks were required along Wilder Road. After discussion, the Commission agreed the existing hard surface needed to be removed and a sidewalk installed. Grass needed to be planted between the curb and sidewalk. Existing and proposed dumpsters needed to be enclosed and shown on the site plan.

*Mr. Taylor moved to approve the request for site plan approval by Shaba Holdings LLC for property at 3787 Wilder Road (0901000830030506) with the following conditions: a viable drive access shall be shown; a concrete sidewalk shall be installed with grass between it and the curb; dumpsters shall be enclosed and shown on the site plan; and an updated site plan shall be submitted to the Building Official within three regular Planning Commission meetings. Mr. Engelhardt seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.*

***Mr. Norton moved to remove the Moose Lodge site plan review off the table. Ms. Covaleski seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.***

No one was present to represent the site plan. *Ms. Covaleski moved to postpone for up to two regular meetings the request for site plan approval by Bay City Moose Lodge 169 for property at 2573 N. Euclid (0901003210014500). Mr. Platko seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:58 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator