

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF FEBRUARY 26, 2020 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26<sup>th</sup> day of February 2020 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dave Engelhardt, Ed LaPlant, Mark Norton, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Sandy Covaleski, Mike Nielsen

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 election of officers.** *Mr. LaPlant nominated Bill Schubert as Chair. Mr. Thomas seconded the nomination. Five (5) ayes, no (0) nays. The nomination was accepted.*

*Mr. LaPlant nominated Mark Norton as Vice-chair. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The nomination was accepted.*

**The next item on the agenda was approval of the December 18, 2019 regular meeting minutes.** Mr. Schubert stated in the third paragraph from the top of page 2, sixth sentence, should read “The property drains to the storm sewer on Woodbridge.” *Mr. Norton moved to approve the minutes with a correction on page two. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for amended site plan approval from Saginaw Valley Naval Ship Museum for property at 1680 Martin Street.**

Mike DeWyse represented the request.

Mr. Schubert stated the date on the correspondence from Apex was dated incorrectly.

Mr. Engelhardt inquired what required the lowest level of finished floor was. The print showed the finished floor at 586'. Building Official Tim Mark stated he believed it should be at 587'.

*Mr. Schubert moved to approve the request for site plan from Saginaw Valley Naval Ship Museum for property at 1680 Martin Street with the stipulation that the construction meet all applicable building codes. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by GM Legends Holdings LLC for property at 4443 Wilder Road (0901000740027500).**

There was no one in the audience representing the request. Mr. Schubert tabled the item until later in the meeting.

**The next item on the agenda was a request for site plan approval by M&G of Bay City LLC (Labadie) for property at 909 N. Euclid (0901001840008000).**

Brian Swedorski represented the request. He explained the need and scope of the project.

Mr. Schubert asked about the issues with the sidewalks to the north and south of the site. He added the sidewalks needed to match up to the adjacent sites.

Mr. Norton asked if the drive entrance would remain the same as it exists except for the south entrance. Mr. Swedorski said yes.

**UNAPPROVED**

Mr. Schubert asked if the Drain Commission had been contacted. Mr. Swedorski stated he did contact the Drain Commission and nothing further was required.

A discussion took place regarding the number of trees being removed and screening. It was agreed the natural screening after minimal tree removal for the drainage area would be acceptable.

Mr. Norton noted the size of the drain lines were not on the print and the ADA parking needed to be identified with the ADA symbol.

Mr. Swedorski commented the pipe size would be done by the engineers at Axiom.

Mr. Norton stated the 5' wide sidewalks were sufficient; however, the distance would need to be identified within the right of way.

*Mr. Norton moved to approve the request for site plan approval by M&G of Bay City LLC (Labadie) for property at 909 N. Euclid (0901001840008000) with the following stipulations: the ADA parking be identified; the sidewalks will be within the right of way and made to match up with the adjacent properties; parking space size shall be identified; and the existing natural screening is adequate. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The request for site plan approval by GM Legends Holdings LLC for property at 4443 Wilder Road (0901000740027500) was removed from the table.**

No one was present to represent the site plan. After a discussion, the Commission agreed to act on the site plan as presented. Mr. Schubert read the comments.

The Commission discussed the site plan issues and the parking. Mr. Mark informed the Commission that Zoning Board of Appeals received variances for rear yard and lot area. It was agreed that the site plan addressed the areas of concern that were brought up at the last Planning Commission meeting.

*Mr. Norton moved to approve the request for site plan approval by GM Legends Holdings LLC for property at 4443 Wilder Road (0901000740027500) contingent upon approval being received to discharge storm water unrestricted into the Bay County storm water system. Mr. Schubert seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Thomas moved to adjourn. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:55 p.m.*

Respectfully submitted,

Barbara A. Potts  
Planning Commission Coordinator

**UNAPPROVED**