

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF MARCH 1, 2023 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 1st day of March 2023 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, Schubert, Taylor

MEMBER(S) ABSENT: Nemode

ALSO PRESENT: Building Official Tim Mark

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

The first item was approval of minutes of the January 25, 2023 regular meeting. *Mr. Schubert moved to approve the minutes as presented. Mr. Taylor seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval by Gerald Skrocki for property at 2591 N. Euclid (0901003210013001).

Mr. Skrocki stated he would like the building to store his boats.

Mr. Schubert stated the paved bike path should be shown on the plan. He asked if there was an underground pipe for drainage. Mr. Skrocki stated there is a catch basin. Mr. Schubert was concerned with runoff. Mr. Skrocki added there may be lights outside the building by the door.

No comments were received from the BCDWS.

MDOT wrote they had no comment.

Bay County Drain Commission had no issues with storm water for the items on the agenda. They will need a SESC permit but not storm water review.

No comments were received from the Fire Department.

Mr. Taylor moved to approve the request for site plan approval by Gerald Skrocki for property at 2591 N. Euclid (0901003210013001). Ms. Covaleski seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

The next item was a request for site plan approval by James Struck for property on Lighthouse Lane (0901001110000500).

Mike Niederquell represented the request.

No comments were received from the BCDWS.

No comments were received from the Fire Department.

Bay County Drain Commission had no issues with storm water for the items on the agenda. They will need a SESC permit but not storm water review.

The Bay County Road Commission wrote with regard to the site plan submitted by James Strunk/Dow Chemical for property on, what is to be Lighthouse Lane (or Road), they have the following comments.

The BCRC has been in contact with Consumers Energy to establish an address for this property. The current proposal is; Lighthouse Road east of Patterson to the north/south curve, the road name changes to Lighthouse Lane, until the east/west curve, the road name then changes back to Lighthouse Road. Lighthouse Road ends at the lighthouse.

The BCRC is working very closely with Spicer Group for the development of the proposed road, access off Patterson and any non-motorized components.

The proposed parking area that accesses Patterson Road needs to be submitted to the BCRC for review and permit approval.

Mr. Niederquell stated access will be to the north of the ITC/Consumers corridor, from Patterson to Lighthouse Lane gravel roadway then down the drive. The road will be up to (built to) Road Commission standards.

Renovations will be done to the lighthouse. There will be a walking path and a fishing platform. Water and sewer will be run to the lighthouse.

Storm water will drain to the canal by culvert.

Mr. Niederquell stated the roadway will tie into the deer viewing area. There will be walking trails on the property. The area will be open to the public.

Road maintenance and parking were discussed. Dow owns the property and is responsible for the project.

The fishing pier will be ADA accessible.

A representative of Dow stated the start date is early to mid-April. They are working with EGLE.

Mr. Taylor moved to approve the site plan request by James Struck for property on Lighthouse Lane (0901001110000500). Ms. Covalleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next item was a request for an extension on the approval of a site plan by ALRIG USA (Chipotle) for property at 3963 E. Wilder Road (09010P0500000502). (Approved 2/23/22)

Douglas Eyre represented the request and reported they have been delayed with the leases with Walmart. The plan is to begin as quickly as possible.

Building Official Mark stated the permits were pulled months ago.

The Bay County Road Commission wrote they have no objection to the extension.

Mr. Taylor moved to approve the request for an extension on the approval of a site plan for up to 90 days by ALRIG USA (Chipotle) for property at 3963 E. Wilder Road (09010P0500000502). Ms. Covalleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next item was a request for an extension on the approval of a site plan by ROC Wash Holdings LLC (Tommy's Express Carwash) for property at 3741 Wilder Road (0901000830030505). (Approved 12/22/21)

David Wahl of Wolgast stated they are waiting on Consumers to disconnect the utilities. He did not have a time frame for that to happen. They are ready for demolition. It will take 7-8 months to build the facility.

A discussion took place regarding Road Commission requirements.

The Bay County Road Commission wrote they have no objection to the extension.

Mr. Taylor moved to approve request for an extension on the approval of a site plan by ROC Wash Holdings LLC (Tommy's Express Carwash) for one (1) year for property at 3741 Wilder Road (0901000830030505) The extension will be to extend one year to start and an additional year to complete. Mr. Platko seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Discussion took place regarding Article 5.00 of the Zoning Ordinance.

Mr. Taylor moved to move forward with a public hearing at the March 22, 2023 meeting regarding Zoning Ordinance #300, as amended, Article 5.00. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Building Official Mark mentioned a proposed use at 362 State Park Drive. Discussion took place.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Engelhardt seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:15 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator