

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF MARCH 22, 2023 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd 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: Engelhardt, Nemode, Norton, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Covaleski

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 March 1, 2023 special meeting. Mr. Norton stated the last name of the representative for the Lighthouse was spelled incorrectly. “Niederquen” was changed to “Niederquell.” The fifth paragraph on page two needed to be changed to read “The road will be up to (built to) Road Commission standards.” *Mr. Taylor moved to approve the minutes with the amendments. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item was a request for approval of a site plan by Euclid Bowl for property at 4243 N. Euclid (090100171000500).

Brian Swedorski of Pumford represented the request. He explained he was before the Commission in 2022. Thelen’s decided to move forward with their entire project instead of what was proposed back then. The bowling alley will be turned into a body shop. The Subaru dealership will have a large expansion. Mr. Swedorski stated the storm sewer was redesigned. No new drives will be added but they will submit application to the Bay County Road Commission. Mr. Swedorski added the plan has been approved by the Bay County Drain Commission. Mr. Norton asked for a copy of the approval.

Sidewalks were discussed. There are sidewalks on the north side of Thelen Drive.

Mr. Norton reviewed the drainage of the site. He added the location of the water line for the fire hydrant needed to be shown and noted if there was an easement for it.

No comments were received from the BCDWS.

The Bay County Road Commission wrote with regard to the site plan submitted by Euclid Bowl for property at 4243 N. Euclid Avenue and Euclid Land Development on Shrestha Drive, they have the following comments. Both agenda items appear to refer to the same property, the former Bay Lanes property. Property to be re-developed into a new Subaru dealership. The site plan must be submitted to the BCRC for review and approval. The plans seem to be in order as presented, but review and approval are required. Shrestha Drive was renamed to Thelen Drive several years ago and should be changed on the plans.

MDOT wrote regarding the Subaru dealer expansion, the drive onto M13 (Euclid Ave.) at the traffic signal must be closed. MDOT will not sign off on these plans.

No comments were received from the Bay County Drain Commission.

No comments were received from the Fire Department.

A discussion took place regarding MDOT's comments. No work is being done in the roadway. The Commission is not requiring the drive to be closed.

Mr. Schubert moved to approve the request by Euclid Bowl for property at 4243 N. Euclid (0901001710000500) for site plan approval. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next item was a request for site plan approval by Euclid Land Development for property on Shrestha Drive (0901001710000501).

All the previous discussion was related to this site also. Mr. Schubert stated sidewalks along Thelen Drive were discussed but were not deemed warranted due to the topography and restraints caused by the grade and existing ice arena sign.

Mr. Taylor moved to approve the site plan request by Euclid Land Development for property on Shrestha Drive (0901001710000501). Mr. Schubert seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next item was a public hearing for proposed changes to Ordinance #300, as amended, Article 5.00.

Mr. Norton opened the public hearing at 6:26 p.m. No one was in the audience for or against the request. Mr. Norton closed the public hearing at 6:27 p.m.

Mr. Schubert moved to recommend approval to the Township Board of the amendments to Ordinance #300, as amended, Article 5.00. Mr. Nemode seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next items on the agenda were review of Ordinance #300, as amended, Articles 6.00, 7.00, 8.00, 9.00, 10.00 and 12.00. The articles were reviewed.

A representative from 2429 2 Mile, LLC requested an extension for the completion of their site plan. He stated the project was almost complete, but they needed a little more time. The site plan expired in April.

After discussion, Mr. Taylor moved to approve an extension of site plan completion until January 1, 2024 for 2429 2 Mile, LLC. Mr. Platko seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Schubert moved to adjourn. Mr. Platko 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