

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

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of March 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, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Norton

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 February 23, 2022 regular meeting. *Ms. Covaleski moved to approve the minutes as presented. Mr. Taylor 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 by Bay City Moose Lodge 169 for property at 2573 N. Euclid (0901003210014500).

Henry Schumann represented the request. Moose Lodge members Marciniak and Paige were also in attendance. Mr. Schumann apologized for missing the February meeting. He explained they have been working on funding the proposed project for five years. It will probably take an addition two years to finish it. Mr. Schumann stated they are proposing a pavilion that will eventually be enclosed. The 12'x32' addition will be used for storage, meeting room and a cooler.

Fire Marshal Jim Starkey wrote he had no issues.

The Department of Water & Sewer has no concerns.

MDOT had no comments.

The Drain Commission had no concerns with the items on the March agenda.

Mr. Schumann noted it cost the Moose Lodge over \$30,000 to meet MDOT's requirements of moving telephone poles and getting their driveway approved.

Mr. Platko asked if the pavilion would be on a slab. Mr. Schumann stated it would be.

Mr. Schubert stated the previously approved site plan showed an enclosed dumpster location in the rear of the property. Currently, the dumpster is in violation. Mr. Schubert added he had no problem with the dumpsters' current location. However, the dumpsters needed to be enclosed.

There was discussion regarding setbacks. A zero foot (0') setback is allowed with in-district buildings as long as there are no doors or windows on that side of the building. If there are windows or doors, 10' setback is required.

Mr. Schubert stated there is a paved shoulder along Euclid. Sidewalks are not required.

Mr. Engelhardt stated he had parking concerns. Mr. Schumann explained they are allowed to seat 94 but only have seats for 72. The addition will change where people are.

Mr. Nemode asked if any parking spaces would be taken due to the expansion. Mr. Schumann stated no. *Mr. Taylor moved to approve the request for site plan approval by Bay City Moose Lodge 169 for property at 2573 N. Euclid (0901003210014500) with the stipulation that the dumpster be enclosed to Township requirements. Ms. Covaleski 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 by Bay County Road Commission-Department of Water & Sewer for property at 2691 N. Euclid (0901003210010000).

Bill Bohlen, Director of the Department of Water & Sewer, represented the request. He explained the purpose of the tanks is to hold raw water on site. Each tank can hold 5 million gallons. They are requesting a grant for the project. The existing tank is being used for raw water instead of finished water.

Mr. Bohlen added the locations of the tanks will need to change due to the results of the soil borings. Mr. Schubert questioned the utilities. Mr. Bohlen stated they would be redirected. They need the water storage. He added the tanks' height would be 65' at the top of the dome. They would paint them to match the building. The existing tank needs repairs.

Mr. Bohlen requested he be allowed to return with an accurate site plan in April.

Mr. Taylor moved to postpone for up to four regular meetings, the request for site plan approval by Bay County Road Commission-Department of Water & Sewer for property at 2691 N. Euclid (0901003210010000). Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Kelly Socia from 3563 Old Kawkawlin addressed the Commission regarding his previously postponed site plan. Mr. Socia explained parking was a concern when he was before the Commission. He received verbal agreements with the adjacent neighbors regarding getting an easement. When written easements were presented, the adjacent restaurant owner declined to sign. He has an easement with the property on the other side. The Bay County Road Commission granted them approval to have 2-4 parking spaces along Old Kawkawlin.

Mr. Socia stated with delays due to sickness and the adjacent properties' easements, he has been losing money. He would like to open the shop with two artist chairs and a limited capacity.

Mr. Taylor stated a handicap parking space was needed and the parking needed to be striped.

After discussion, Mr. Schubert suggested using only sheet two of the resubmitted site plan. This plan shows the existing layout.

Building Official Tim Mark commented he has no issue with the business opening up. There is enough room for parking. A site plan is needed. Mr. Socia stated the dumpster and sign shall be removed. They can use the site as is until future expansion is needed.

Mr. Taylor moved to approve the site plan for property at 3563 Old Kawkawlin. The plan showing the existing site shall be used for approval with the following changes: parking be shown including a handicap space and the dumpster and sign shall be removed. Only two tattoo chairs are allowed at this time. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Jennifer Stewart of Spicer Group was present to work on the Master Plan.

The updated Future Land Use map was reviewed. Discussion took place on transitional zoning and which areas could benefit from it.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts".

Barbara A. Potts
Planning Commission Coordinator