

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF MARCH 24, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held virtually on the 24th day of March 2021 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Nielsen, Taylor, Thomas, Schubert

MEMBER(S) ABSENT: Engelhardt, Norton

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

The first item on the agenda was approval of minutes of the January 27, 2021 regular meetings. Mr. Nielsen stated the spelling of Brian Nartker's last name needed to be corrected in the review for property at 38 Old Kawkawlin. *Ms. Covaleski moved to approve the minutes with the spelling of Mr. Nartker's name corrected. Mr. Nielsen seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of minutes of the March 8, 2021 special meetings. *Mr. Nielsen moved to approve the minutes as presented. Mr. Taylor seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Mr. Schubert stated a request was made to have the review for 4442 Ace Commercial Court moved to the top of the agenda. There were no objections.

Ms. Covaleski asked to be recused from the review due to a conflict of interest. *There were no objections.*

The next item was a request for site plan approval from OMDA Investments for property at 4442 Ace Commercial Court (09010A0300000300)

BCRC has no objection to or comments on, the site plan. Ace Commercial Court is a private roadway and not under the jurisdiction of the BCRC.

Fire Marshall Jim Starkey wrote he had no issues.

The Department of Water & Sewer took no exception to the proposed project.

The Drain Commission had no comment.

John Noocha and Ameed Asmara represented the request. Mr. Noocha stated this is like others that were reviewed in the area. They are requesting a change of use.

Mr. Nielsen stated the parking calculations were incorrect on the site plan. The amount of parking shown does meet the Township's requirement of 6. Mr. Nielsen asked how many employees would be hired. Mr. Noocha stated there would be 2-3 employees.

Mr. Noocha stated no deliveries would be made by large trucks.

Mr. Schubert asked about lighting. Mr. Noocha stated it would remain the same as it is. Mr. Schubert had concerns about the smell. Mr. Noocha assured the Commission that the carbon filters and sealed door system will take care of any smell concerns.

Mr. Nielsen moved to approve the request for site plan approval from OMDA Investments for property at 4442 Ace Commercial Court (09010A0300000300). Mr. Schubert seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Ms. Covaleski rejoined the meeting.

The next item was a request for site plan approval from Diamond Cut Farms, LLC for property at 3712 Patterson Road (0901000920017500).

BCRC has no objection to or comments on, the site plan. The existing commercial access is paved and was originally approved by the BCRC.

Fire Marshall Jim Starkey wrote 12,000 square foot buildings require a sprinkler system.

The Department of Water & Sewer took no exception to the proposed project.

The Drain Commission had no comment.

Jay Wheeler and Luke Super represented the request.

Mr. Wheeler reviewed the site plan. The building exists and they are proposing three lean-to additions for water tanks, electrical and storage. The flood plain was reviewed. Mr. Wheeler stated three parking spaces were in the rear of the building.

Mr. Schubert stated the front yard setback needed to be corrected on the site plan.

Mr. Taylor asked if the building would be sprinklered per the Fire Marshal's comment. Mr. Wheeler commented a fire wall will be added between the office and the grow area.

Mr. Nielsen asked about the storage container. Mr. Super stated they proposed a location that was the most hidden. He added the dirt that is used for the grow would be stored in the container. They would like the container there indefinitely.

Mr. Nielsen asked what the fence would be made of. Mr. Super stated it would be a wooden fence.

It was noted the parking spaces on the North side were cut off by the property line. Mr. Wheeler stated they had room to move the spaces and would add more parking spaces in another location to comply to the requirement.

Mr. Super stated they would have 8-11 employees.

Mr. Schubert asked if water and sewer was on the property. Mr. Wheeler stated yes and there wouldn't be any changes to the lines.

Mr. Nielsen stated adjacent zoning districts are not shown on the plan. There is residential zoning in the rear, however, there is a natural buffer existing. Mr. Super stated that was correct and if the rear of the property is developed, they would comply with Township requirements. Mr. Wheeler added there are wetlands in the back of the property.

A discussion took place on landscaping.

Mr. Nieslen moved to approve the request for site plan approval from Diamond Cut Farms, LLC for property at 3712 Patterson Road (0901000920017500) with the following stipulations. Parking shall be brought onto the site with five (5) additional spaces being located next to the building; the 50' setback shall be shown on the plan from the property line; existing utility lines shall be shown, adjacent property zoning shall be shown; two additional trees shall be added to the

landscaping, the type of fencing to be used shall be noted on the plan and the storage container shall be painted to match the building. Mr. Schubert 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 from Sequin Properties for property at 3881 N. Euclid Avenue (0901000830009500).

BCRC have no comments on the site plan. North Euclid Avenue is a roadway under the jurisdiction of MDOT and the developer should contact them to determine if they have any comments on the proposed work.

Fire Marshall Jim Starkey wrote he had no issues.

The Department of Water & Sewer took no exception to the proposed project.

The Drain Commission had no comment.

Other than it is a poorly drawn site plan, MDOT has no concerns for the 3881 N Euclid parcel.

Nick Sequin represented the request. He explained Sequin's own 3861 and 3381 Euclid. They needed a location to put a steel building to house materials. They deeded over 10' from one property to the other. There would be no electrical run to the new building.

Mr. Nielsen stated addresses of the properties should be added to the plan. He added the building was on the interior of a zoning district and a zero setback was required if there were no windows or doors. Mr. Sequin stated there wouldn't be either.

There is adequate parking on the site.

Building Official Tim Mark stated he explained to Mr. Sequin that if more buildings were done on the site, a full engineered site plan would be required.

Ms. Covaelski moved to approve the request for site plan approval from Sequin Properties for property at 3881 N. Euclid Avenue (0901000830009500). Mr. Taylor seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Mr. Thomas left the meeting.

Mr. Schubert stated discussion regarding storage containers is postponed until the next meeting.

A discussion took place regarding a Zoning Ordinance amendment to Section 6.03 T. The proposed amendment is to have "Professional offices" instead of "Professional offices of physicians and/or dentists". The use is under Uses Permitted by Special Approval and any application would require a public hearing and site plan approval.

Mr. Schubert moved to recommend approval to the Township Board the proposed amendment to have "Professional offices" instead of "Professional offices of physicians and/or dentists". Mr. Taylor seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Building Official Mark updated the Commission on the site plan for 4412 Ace Commercial Court.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Ms. Covaelski seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

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

Barbara A. Potts
Planning Commission Coordinator