

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF MARCH 8, 2021 MEETING**

A virtual special meeting of the Charter Township of Bangor Planning Commission was held on the 8th day of March 2021 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandy Covaleski, Dave Engelhardt, Mike Nielsen, Mark Norton, Brian Taylor, Bob Thomas

MEMBERS ABSENT: Bill Schubert

At 5:30 p.m., Mr. Norton called the meeting to order. The Pledge of Allegiance was recited.

The item on the agenda was a request for site plan approval from Good Life Brands, LLC for property at 4412 Ace Commercial Court (09010A0300000600)

Ms. Covaleski stated she needed to be recused from the site plan review due to financial interest. The Commission agreed to recuse her.

John Blackmore represented the request. They want to use the building for a Class A grow. Ms. Covaleski stated they have their permit through the Township.

Mr. Nielsen stated he had concerns with the incompleteness of the site plan presented. The calculation used for determining the required amount of parking spaces is incorrect. He added 11 spaces are required and only five are shown. Mr. Nielsen then asked how many employees would be working at one time.

Mr. Blackmore stated eight employees would be the most. A lengthy discussion took place on parking and where additional parking could be made.

Mr. Blackmore stated they would be doing internal construction. There would be no external wall changes.

BCRC have 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 had no issues with the site plan.

The Department of Water & Sewer had no issues with the site plan.

The Drain Commission do not see any additional changes to the site.

Mr. Nielsen asked if there would be deliveries to the site. Mr. Blackmore explained any pickup or delivery would be made by nothing bigger than a van.

Mr. Engelhardt stated the parking situation was similar to what the Commission came across last month. Mr. Blackmore commented their grow facility would be similar to the others in the area. Mr. Norton asked if the harvest times are all the same. Mr. Blackmore stated each facility would harvest on their own timeline.

More discussion took place on the number of parking spaces needed. Ms. Covaleski stated the condo association has been very accommodating to what purchasers needed.

Mr. Nielsen moved to approve the request for site plan approval from Good Life Brands for property at 4412 Ace Commercial Court (09010A0300000600) subject to Section 23.01.D.8 of the Zoning Ordinance giving the Planning Commission latitude regarding off street parking. Four (4) additional 10'x20' parking spaces are required

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lowering the required amount from 11 to 9. Building Official Mark will give administrative approval if proper documentation is submitted regarding the installation of the additional parking spaces. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:10 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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