

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF APRIL 26, 2023 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of April 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, Nemode, Norton, Schubert, Taylor

MEMBER(S) ABSENT: Platko

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 22, 2023 special meeting. Mr. Schubert stated in the discussion for the first site plan review, third, paragraph, second sentence, the first “it” should be “if.” Also on page two, fourth paragraph the discussion regarding sidewalks should include that 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. Schubert moved to approve the minutes with the amendments. Mr. Taylor 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 Tri City Brewing for property at 4170 Shrestha Drive (0901001710002500)

Kevin Peil represented the request. He stated he received approval in February of 2022 but due to delays he did not start his project. The new plan is an upgrade to the outdoor seating. The area will be paved with a covered gazebo, four glass garage doors and radiant heat.

Mr. Engelhardt stated there was a fence along the property to the north. Mr. Peil stated he is required by Liquor Control to have a defined perimeter when having alcohol outside. Some of the fencing needed repair.

Mr. Schubert stated the fire connection was located in the proposed addition. Mr. Peil stated he spoke with the Fire Marshal, and he had no objection. The size is below what is required to be sprinkled.

Mr. Taylor moved to approve the request for site plan approval by Tri City Brewing for property at 4170 Shrestha Drive (0901001710002500). A discussion took place on whether the fence should be shown on the site plan. The Planning Commission acknowledged the location of the fence but did not require it to be shown on the site plan. Mr. Nemode seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Building Official Mark reported the Township Board waived the site plan fees for the Moose Lodge. The building permit for the Moose Lodge was revoked due to the property being in a flood zone. The drawings did not meet what was required. Mr. Mark added he attended a meeting with FEMA and there is a proposed map change that would remove the location of the Moose Lodge out of the flood plain. This process could take one to two years. He stated he informed the Moose Lodge of this change. Mr. Mark requested the Planning Commission consider giving the Moose Lodge an extension of their approval so they could proceed with the approved project after the map changes are made. Mr. Mark added the dumpster has been enclosed.

Mr. Taylor moved to extend the site plan approval for the Moose Lodge of 2573 N. Euclid until the October 23, 2024 regular Planning Commission meeting. If any changes are made to the site plan, the Moose Lodge will have to be resubmitted. Mr. Engelhardt seconded the motion. Six (6) ayes, no (0) nays.

The next items on the agenda were review of Ordinance #300, as amended, Articles 13.00, 14.00, and 15.00. The articles were reviewed.

Having no other business before the Commission, Mr. Norton 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