

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF APRIL 27, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27<sup>th</sup> day of April 2022 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Engelhardt, Nemode, Platko, Schubert

MEMBER(S) ABSENT: Covaleski, Norton, Taylor

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 March 23, 2022 regular meeting.** *Mr. Nemode moved to approve the minutes as presented. Mr. Platko seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by Pumford Construction/Euclid Bowl for property at 4243 N. Euclid (0901001710000500).**

A request was made to postpone the site plan review. *Mr. Schubert moved to postpone, for no more than three (3) regular meetings, the request for site plan approval by Pumford Construction/Euclid Bowl for property at 4243 N. Euclid (0901001710000500). Mr. Platko seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval by Shaba Holdings for property at 3733 Wilder Road. (0901000830030506)**

No one was in attendance representing the request.

*Mr. Platko moved to table the request until later in the meeting. Mr. Engelhardt seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

Jennifer Stewart from Spicer Group presented an updated Future Land Use Map. Discussion took place regarding specific lots in Sunset Shores Subdivision and the possibility of creating their own zoning district.

***Mr. Engelhardt moved to take the request for site plan approval by Shaba Holdings for property at 3733 Wilder Road. (0901000830030506) off the table.*** Mr. Schubert seconded the motion. *Four (4) ayes, no (0) nays. The motion passed.*

Mr. Schubert informed the applicant only a quorum was present, and all members would need to vote in favor for the site plan to be approved. Mr. Shaba stated he wanted to proceed.

Fire Marshal Jim Starkey wrote he had no issues.

The Department of Water & Sewer had no concerns.

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

The Bay County Road Commission wrote they need to submit a site plan to the Road Commission for approval. Otherwise, the commercial access is acceptable as presented.

Building Official Tim Mark explained access to the buildings was shown on the plan as requested. The burned building was removed from its original location and its proposed location shown. Mr. Shaba stated he is proposing to use the front of the flea market building for a provisioning center.

Mr. Schubert stated the sidewalk and dumpster enclosure(s) need to be completed with the project. Mr. Shaba added all the requests made previously by the Commission were met on the plans.

Mr. Engelhardt questioned the parking. Mr. Mark stated the parking calculations are shown on the plan. There is enough parking for current businesses and for when they convert to the proposed uses.

Mr. Mark asked the Commission if Mr. Shaba would need to come back for site plan approval/change of use each time the existing buildings change their use. All the buildings on the site plan are on one property. When the burned building is rebuilt, it will come back to the Commission for approval.

Mr. Schubert stated he believed the site plan incorporates the entire site. If slight changes are made, such as parking or dumpster location, administrative approval could be given. He added if the proposed building has permits pulled within the allowed time frame and is in the proposed location on the site plan, Mr. Shaba would not be required to come back.

*Mr. Schubert moved to approve request for site plan approval by Shaba Holdings for property on Wilder Road (0901000830030506) as presented. Mr. Nemode seconded the motion. Four (4) ayes, no (0) nays.*

Matt Drozd of Lormax Stern was in attendance to discuss possible changes at the Bay City Town Center. A discussion took place around transitional zoning in the Township's Master Plan.

*Having no other business before the Commission, Mr. Engelhardt moved to adjourn. Mr. Platko seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:25 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator