

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF APRIL 28, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28th day of April 2021 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER(S) ABSENT: None

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 March 24, 2021 regular meeting. *Ms. Covaleski moved to approve the minutes as presented. Mr. Thomas seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval from Gary Geyer for property at 333 State Park Drive (0901003240021000).

Mr. Geyer explained he was requesting to put up a three-sided carport to store his snow removal equipment. He had his previously approved site plan updated.

Ms. Covaleski asked if the building would be all metal. Mr. Geyer stated it would be a steel building.

Mr. Schubert asked if utilities would be run to it. Mr. Geyer stated there would be no utilities and would be open to the west. The building would be 3' from the fence.

BCRC had no comment on the site plan. The proposed construction is well away from the road right-of-way and will not impact or obstruct BCRC maintenance activities.

Fire Marshall Jim Starkey wrote he had no issues.

The Department of Water & Sewer had no comments.

The Drain Commission did not require further review.

Mr. Nielsen moved to approve the request for site plan approval from Gary Geyer for property at 333 State Park Drive (0901003240021000). Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The next item was a request for recommendation of approval to Township Board for the rezoning of property at 129 State Park Drive (0901000820014500) from RMH-Residential Manufactured Home Park District to R-3, Single Family District.

BCRC had no comment on the request. Zoning decisions are made under the authority of Bangor Township and not the BCRC.

Fire Marshall Jim Starkey wrote he had no issues.

The Department of Water & Sewer had no comments.

The Drain Commission did not require further review.

Mr. Coughlin explained the Township previously asked them if they would like to rezone the property from RMH to R-3 and they said no. Now they would like to rezone it.

There was no one in the audience for or against the request.

Mr. Norton stated the request complies with the Township's Future Land Use.

Mr. Nielsen asked why Mr. Coughlin wanted the property rezoned now. Mr. Coughlin stated he would be unable to rebuild a single family home in RMH zoning. Mr. Nielsen stated the property is adjacent to R-3 zoning on the East and West end. It is not spot zoning.

Mr. Nielsen moved to recommendation of approval to Township Board for the rezoning of property at 129 State Park Drive (0901000820014500) from RMH-Residential Manufactured Home Park District to R-3, Single Family District. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from Spartan Partners Properties LLC for property at 3 & 9 State Park Drive (0901000840036000 & 0901000840035500).

BCRC had the following comments on the site plan. The plans must be submitted to, reviewed, and approved by the BCRC. At present, the BCRC does not anticipate any issues allowing two, full, two-way commercial driveway accesses, one on Old Kawkawlin Road and one on State Park Drive. Please provide the BCRC reasoning for the 12' one-way access off Old Kawkawlin Road. Upon approval, any work within the road right-of-way will require a permit from the BCRC.

Fire Marshall Jim Starkey wrote he had no issues.

The Department of Water & Sewer had no comments.

The Drain Commission did not require further review.

Reid Cooksey represented the request. He explained they are planning to have a provisioning center on site. The properties have been combined. Variances were received from the Zoning Board of Appeals. Mr. Cooksey added they are utilizing the existing building with an expansion and adding new curb cuts. He explained the size of the drive has to do with the size of the lot. The smaller drive is for curb side pickup. They will be working with the Bay County Road Commission.

Ms. Covaleski recapped the variances that were granted: a variance of 20,420 square feet for minimum lot size to be 19,580 square feet; a front yard variance of 37.3' to be 2.7' along Old Kawkawlin; a front yard variance of 23' to be 17' along State Park Drive; and a variance of 2 parking spaces to have 21 parking spaces. A discussion took place on the amount of required parking spaces.

Mr. Cooksey stated they are working with the Bay County Road Commission.

Grading and drainage were discussed. Mr. Nielsen stated there may be a better way to drain the property.

Mr. Schubert commented the existing sign may be in the road right-of-way but the BCRC did not have objections. There was discussion on whether the road was on the property. Mr. Cooksey stated a survey was done and the road is on the property.

Mr. Schubert stated he would like detail on the retaining wall. Mr. Cooksey stated they plan to reconstruct the retaining wall. It was damaged. Mr. Schubert added there is a fence shown on the plan but no profile. Mr. Cooksey stated there would be a 6' wood slat fence along the residential property.

Jill Delaney of 13 State Park Drive presented pictures of the retaining wall. Mr. Schubert asked how close the wall was to the property line. Mr. Cooksey stated they would put up a wall where it is. Building Inspector Tim Mark stated he would like a motion to include the retaining wall meeting code.

Mr. Norton stated the 6' retaining wall needed to be engineered. He wanted to make sure the wall is on the applicant's property. Mr. Cooksey stated they will follow the Township's guidelines for fencing.

Ms. Delaney had concerns regarding drainage onto their property. They are very low.

Mr. Norton requested to have the elevation of the wall. No grades were shown on the plan.

Andrea Hendricks of Gage USA stated she would work with the neighbors.

The Commission agreed that more information was needed regarding the retaining wall, fencing, storm drainage, sign location and drive access approval from the BCRC.

Mr. Schubert moved to postpone, for not more than three months, the request for site plan approval from Spartan Partners Properties LLC for property at 3 & 9 State Park Drive (0901000840036000 & 0901000840035500). Mr. Thomas seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from CJ Property Investments LLC for property at 200 & 204 S. Euclid (09010P1500601500 & 09010P1500601300).

Dennis Banaszak from D&M Site Inc. represented the request.

BCRC has the following comments on the site plan. South 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. The BCRC has jurisdiction on West John Street and the commercial access shown on the proposed plans. The BCRC's policy is to locate driveways as far away from road intersections as possible. For this request, they will require the proposed commercial access on W. John Street be located as far west as possible. This will allow, at least some, vehicle stacking on W. John Street for those turning onto South Euclid. The plans must be submitted to, reviewed, and approved by the BCRC. Upon approval, any work within the road right-of-way will require a permit from the BCRC.

The Department of Water & Sewer had no comments.

The Drain Commission did not require further review.

MDOT wrote they will require a permit from MDOT. The drives on M13 near John St will be required to be closed. Their access on to M13 will be the shared access with the adjacent property to the south. Due to the proximity to the intersection, they also recommended moving the drive on John St to the west away from the intersection. They will also review drainage and landscaping once they submit for the permit.

Mr. Banaszak stated the owner of the property does not want to close the accesses along Euclid. They are willing to move the drive along John Street to the West. Mr. Banaszak added he was presenting a site plan his client wanted.

There was adequate parking shown but the two spaces by the dumpster should be removed.

Mr. Mark commented the sign was put up in the wrong location and will need to be moved.

A discussion took place on closing one or both drives along Euclid.

Landscaping and lighting were also discussed. Site lighting shall comply to Township requirements. Grading needed to be shown on the plan.

Mr. Schubert moved to approve the request for site plan approval from CJ Property Investments LLC for property at 200 & 204 S. Euclid (09010P1500601500 & 09010P1500601300) with the following stipulations: the John Street entrance shall be moved as far to the West as possible, landscaping shall be added based on the driveway agreement with MDOT, the North entrance on Euclid shall be closed, MDOT permits shall be applied for and granted, parking calculations shall be shown, and a revised plan with any and all changes including landscaping, shall be resubmitted to the Building Official. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from 2429 2 Mile LLC for property at 2429 Two Mile (0901003030003005).

The BCRC has been in contact and are working with the developer's engineer to determine commercial drive and drainage configurations. Thus, when the plans are submitted to the BCRC for review, the commercial accesses and drainage may change slightly from the plans included in the Planning Commission packet. However, overall, the site plan presented, coupled with the anticipated revisions within the road right-of-way, reasonably meets current BCRC requirements.

The Department of Water & Sewer had no comments.

The Drain Commission did not require further review.

Randy Palmer and Dennis Banaszak represented the request.

Mr. Palmer stated there is an existing building and they would like to have a grow facility.

Parking calculations were discussed. More parking needed to be shown on the site plan.

Mr. Nielsen stated no fencing was shown. He asked what type of security there would be. Mr. Palmer stated it was a secure building.

Mr. Engelhardt commented the utility information needed to be updated. Mr. Nielsen stated a lot of details were on the site plan, but nothing was shown.

Mr. Banaszak explained they were working with the Bay County Road Commission on ditching and drainage. He did not show the drainage because he didn't know what the Road Commission was going to do.

Mr. Palmer was asked how the odor would be contained. Mr. Palmer stated they would have carbon filters and ventilation fans.

Mr. Schubert moved to postpone, for not more than three months, the request for site plan approval from 2429 2 Mile LLC for property at 2429 Two Mile (0901003030003005). Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The next item brought before the Commission was a presentation by Jennifer Stewart of Spicer Group regarding the process of updating the Township's Master Plan.

Ms. Stewart explained a Master Plan should be reviewed every five years. She reviewed the process that needed to be followed. A survey will be available for residents to complete to get input on the Township's objectives.

The proposed survey was reviewed and discussed. The Commission will further review the survey and send in any comments. Ms. Stewart will meet with the Commission again at a future date.

Mr. Thomas reviewed the information he had put together regarding storage containers. The item will be put back on the agenda for the next meeting.

Mr. Mark stated he would like to start requiring Performance Guarantees for some projects done in the Township. The process is included in the Zoning Ordinance but hasn't been used. He would like to discuss at the next meeting. *Having no other business before the Commission, Mr. Schubert moved to adjourn. Ms. Covalski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 9:17 p.m.*

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator