

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF MAY 24, 2023 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24th day of May 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, Platko, Taylor

MEMBER(S) ABSENT: Nemode, Norton, Schubert

ALSO PRESENT: Building Official Tim Mark

Mr. Platko 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 April 26, 2023 special meeting. *Mr. Taylor moved to approve the minutes as presented. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item was a request for approval of a site plan by Bay Harbor Pointe II Limited part for property on Bay Harbor Pointe Drive (0901001130001002).

Troy Andrews from Wade Trim represented the request. Mr. Andrews explained there is a previously approved plan, however, the layout didn't work out. The new plan was presented 15 years ago. It is for two four-story apartment buildings with parking underneath. Due to the industrial zoning and nearby wetlands, variances are needed. Utilities are already in place. Mr. Andrews added they will connect to the storm drain.

No comments were received from the Department of Water & Sewer.

The Bay County Road Commission wrote they have no comment regarding the request. This development is on private property and not under the jurisdiction of the BCRC.

The Bay County Drain Commission requests drainage plans.

No comments were received from the Fire Marshal.

Mr. Andrews explained they planned to use landscaping to separate this project from the existing condos.

A discussion took place on the sewer. The Department of Water and Sewer is not responsible for the pump station in the area. Mr. Andrews explained they are planning to have a tank to separate the solids from liquids, so it does not overload the sewer.

Mr. Platko stated there was not a lighting plan. Mr. Andrews stated one was not done yet, but they would turn one in to the Township. They plan to start the project this year.

Mr. Taylor moved to approve the request for approval of a site plan by Bay Harbor Pointe II Limited part for property on Bay Harbor Pointe Drive with the following stipulations: zoning variance shall be approved, a lighting plan shall be submitted and approved by the Building Official and approval by the Bay County Drain Commission is required Ms. Covaleski seconded the motion. A roll call vote was taken. Platko-aye, Covaleski-aye, Engelhardt-aye, Taylor-aye. Four (4) ayes, no (0) nays.

The next item on the agenda was a request for approval of a site plan by JBS Contracting for property at 4675 E. Wilder Road (01001030000500). No one was present to make the request. Building Official Tim Mark explained the owner's signature was not on the application.

Mr. Taylor moved to postpone until July 26, 2023 meeting, the request for approval of a site plan by JBS Contracting for property at 4675 E. Wilder Road (01001030000500). Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request to extend the special use permit and site plan for Chipolte until February 28, 2024. Mr. Mark stated the delay was caused by the property transfer with Walmart. A letter requesting an extension was received from McAlpine Attorneys & Counselors.

Mr. Taylor moved to approve the extension of the special use permit and site plan for Chipolte until February 28, 2024. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Mr. Taylor moved to postpone the review of Article 16.00 of the Zoning Ordinance until the June 28, 2023 meeting. Mr. Engelhardt seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

A discussion took place regarding fences. The Commission was not opposed to allowing 6' fences in side yards on waterfront lots from the roadside to the rear of an accessory building or 10' from the street right-of-way line.

The Commission also discussed privacy fencing on lots without a primary structure. The Commission was not opposed to allowing privacy fences to be 25' from the front property line, if the lot does not have a primary structure.

The Commission discussed allowing a hitting practice space in a vacant area at Mitten Mall.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Taylor seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:58 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator