

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF MAY 25, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th day of May 2022 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, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Norton

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 April 27, 2022 regular meeting. *Mr. Taylor moved to approve the minutes as presented. Mr. Nemode seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for approval of Change of Use/Site Plan for Metro Holdings LLC for property at 804 N. Euclid (0901001730041501)

Jay Wheeler of William A. Kibbee & Associates represented the request. He explained the two-story building would be turned into a provisioning center. There isn't much room for parking, however, there is a cross access/parking easement recorded. The three parcels of property were once one property. When they were split, the easement was put into place.

Mr. Wheeler stated a new site plan will be submitted for the June meeting showing the uses of the other two properties and their parking calculations. The presented site plan is for the middle parcel. Twelve parking spaces are shown. If the site plan is approved, they will get started on the interior of the building.

Fire Marshal Jim Starkey wrote there is a need for a Knox box.

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

MDOT wrote the shared access to the south appears to be their main entrance. They can make that entrance a 27' E_E M opening with a 20' radius by reconstructing the north curb. Must be within the property lines extended to center of the road. Permit and site plans required.

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

Mr. Wheeler was aware of the comments from MDOT. They will be able to make the entrance the required 27' and carry the sidewalk through.

Parking space location was discussed. There was also concern with outside lighting.

Ms. Covaleski informed the Commission a recent ordinance amendment allows a provisioning center to be 500' from a school.

Mr. Schubert stated there were no visible drains shown. The property seems to be higher to the east. He wanted to ensure the property didn't drain onto the neighbor. Mr. Schubert added he would like to see more on the site plan regarding drainage, utilities, lighting, sidewalks, and how they will meet MDOT requirements. Entrance details should be shown. Also, the new location of the dumpster should be shown.

A discussion regarding ingress, egress, parking, and odor control took place.

Mr. Taylor moved to postpone for no more than three regular meetings, the request for approval of Change of Use/Site Plan for Metro Holdings LLC for property at 804 N. Euclid (0901001730041501). Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Engelhardt seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:50 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator