

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF MAY 26, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of May 2021 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER(S) ABSENT: Covaleski, Nielsen

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 April 28, 2021, regular meeting and May 18, 2021, special meeting. Mr. Norton advised on page 3 of the April 28, 2021, minutes, 4th paragraph, he was referring to the “elevation” of the wall. Mr. Schubert advised on the May 18, 2021, minutes, corrections were made having Mr. Thomas making both motions and Mr. Nielsen seconding them. *Mr. Norton then moved to approve the minutes of the April 28, 2021, and May 18, 2021, minutes with the changes. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval from RN Properties for property at 3447 E. North Union (0901001840014000)

Ray Neering and John Billette represented the request.

Mr. Billette explained Mr. Neering wanted to build a pavilion to be used by the people from the gym. Mr. Neering is in the process of purchasing the adjacent property. Mr. Billette added the gym’s parking will be used. The pavilion will not have utilities run to it.

Mr. Engelhardt asked if the house could be split off so the area with the proposed pavilion could be added to the gym property. A split would make the property more non-conforming.

Bay County Drain Commission had no issues with the site plan.

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

The Fire Marshal had no concerns

The Bay County Road Commission has 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.

A discussion took place regarding parking calculations and legal access.

Mr. Norton asked if the drain tile was new. Mr. Billette stated they plan to connect the drain to the basin in the rear of the property.

Mr. Schubert commented the site plan review was difficult because the pavilion was not on the gym property. He felt a user agreement was necessary.

Mr. Neering stated the pavilion would not be rented out.

Mr. Schubert advised again he would like to see an agreement between the two parcels, unless they are combined, showing the pavilion parking would be at the gym. A clear paper trail was needed.

Mr. Thomas moved to approve the request for site plan approval from RN Properties for property at 3447 E. North Union (0901001840014000). An access agreement between 3447 North Union and 4435 Raven Lane is required. Mr. Taylor seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

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

Bay County Drain Commission requires a detention and storm water review.

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

The Fire Marshal requires a Knox box.

The Bay County Road Commission has the following comments on the site plan. The BCRC has been in contact and are working with the developer's engineer to determine commercial drive and drainage configurations. Based on the plans submitted, the proposed commercial accesses, drainage and work within the road right-of-way reasonably conform to current BCRC requirements. A plan set must be submitted to the BCRC for Board approval and issuance of a permit to work within the Two Mile Road right-of-way.

Dennis Banaszak represented the request. He stated a plan was submitted to the Bay County Road Commission. He was not aware a plan needed to be sent to the Drain Commission, but he would do so.

Building Official Tim Mark advised the property to the North would be hard surfacing their parking area as required. The submitted site plan did have some hard surface but required more. Discussion took place.

Mr. Norton moved to approve the request for site plan approval from 2429 2 Mile LLC for property at 2429 Two Mile (0901003030003005). The plan needs to be submitted to and approved by the Bay County Drain Commission. The site shall be hard surfaced instead of gravel. Mr. Schubert seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan amendment for Bud Brothers for property at 3392 S. Huron (0901000630044500)

The representative from 3392 S. Huron stated they were adding three light poles as shown on the drawing. The poles are in the correct location, but they were placed on the wrong plan background.

MDOT does not accept the site plan. The drive is not located in the correct location.

Bay County Drain Commission had no issues with the site plan.

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

The Fire Marshal requires a Knox box.

The Bay County Road Commission has no comments on the site plan. Based on the submittal, the request is for lighting, which is under the Township's jurisdiction.

A permit has been received by MDOT. Pyramid Paving is doing the work and the light poles needed to be approved prior.

Mr. Schubert moved to approve the request for site plan amendment for Bud Brothers for property at 3392 S. Huron (0901000630044500). A corrected site plan shall be submitted showing the approved location of the driveway. A copy of the MDOT permit shall also be submitted. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request site plan approval for Asset Catalysts LLC for property at 4401 Ace Commercial Court (09010A0300000800)

Gordon Steff represented the site plan. He explained they are requesting approval of a change of use. Any changes to the property would be internal.

Bay County Drain Commission had no issues with the site plan.

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

The Fire Marshal had no concerns.

The Bay County Road Commission has no objection to, or comments on, the site plan. Ace Commercial Court is a private roadway and not under the jurisdiction of the BCRC.

A discussion took place regarding the dumpster. Mr. Steff explained a lockable dumpster is required for their type of business. They preferred not to have the screened dumpster. Mr. Schubert stated the screening is for aesthetics not security.

Mr. Steff stated 6.5 parking spaces were required but they have four showing. There is room for three more. Seven spaces needed to be shown. Mr. Steff stated the construction drawings will show seven parking spaces.

Mr. Schubert moved to approve the request for site plan approval for Asset Catalysts LLC for property at 4401 Ace Commercial Court (09010A0300000800). The dumpster shall be enclosed as required and seven parking spaces shall be shown. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The storage container discussion will resume when all members are presented.

Mr. Norton updated the Commission on the Master Plan survey. Special meetings will be set to discuss the Master Plan.

Having no other business before the Commission, Mr. Thomas moved to adjourn. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:55 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator