

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF MAY 27, 2020 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of May 2020 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandy Covaleski, Ed LaPlant, Mark Norton, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Dave Engelhardt, Mike Nielsen

At 6:00 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

The first item on the agenda was approval of the February 26, 2020 regular meeting minutes. *Mr. Norton moved to approve the minutes as presented. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for approval of Special Use Permit/Site Plan from Richard Fork specifically for a home occupation at 4185 Wheeler Road (0901000430011001) (6.03Q).

Jim Lillo from the Bay County Road Commission wrote they have no comment on the request. The BCRC has no jurisdiction in approval of Special Use Permits or home occupancy. Based on the information submitted, there is no construction within the Wheeler Road right-of-way and the driveway is remaining as it exists currently.

Fire Marshal Jim Starkey had no comment.

Mr. Fork explained he would like to run Big D's Window and Screen Replacement out of his garage. He performed this at Putz's before they closed. There is still a need for the service. There will be minimal noise. The adjacent neighbor has no objection. He may have about 20 customers a week. They will drop off and pick up the windows. There is a turnaround in the driveway.

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

Ms. Covaleski asked about his inventory. Mr. Fork explained he has everything from his former employer. His garage is large enough for a counter and work area. Everything will be stored inside.

Mr. Thomas questioned the turnaround location. Mr. Fork stated he has an agreement with his neighbor. If she moves, he will make other arrangements.

Mr. Schubert stated the proposed hours will not impact the area. There will be no dumpster and no items will be stored outside per Mr. Fork.

Mr. LaPlant inquired about a sign. Mr. Fork stated he had no plans for a sign except maybe on his truck.

Ms. Covaleski moved to approve the request for approval of Special Use Permit/Site Plan from Richard Fork specifically for a home occupation at 4185 Wheeler Road (0901000430011001) (6.03Q). Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from Bullitt Properties for property at 3660 Patterson Road #D (0901000920015501).

Jim Lillo from the Bay County Road Commission wrote they have no comment on the request. This request is located on a private road, not under the jurisdiction of the BCRC.

APPROVED

Fire Marshal Jim Starkey requires the access roads to the outbuildings to support the heaviest fire apparatus.

Terry Laskowski represented the request. He stated the water and power lines are shown on the plan. The water lines are piggy backed but they could run independently.

Mr. Schubert asked which building the site plan was for. Mr. Laskowski stated there is one address and one parcel number. The buildings are designated with A, B, C, D, E and F. Mr. Schubert commented the designations were still not shown on the plan as requested at previous meetings.

A discussion took place on which buildings were which.

Mr. Norton stated the parking spaces and their sizes should be shown along with the handicap location. Mr. Laskowski stated the building was for a grow facility. No one would be parking there. Mr. Norton stated if the parking area were to remain gravel, no lines would be required.

Mr. LaPlant moved to postpone for no more than two meetings, the request for site plan approval from Bullitt Properties for property at 3660 Patterson Road #D (0901000920015501). Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval by Mister Car Wash for property at 901 N. Euclid (0901001840010000) and 3631 E. Wilder Road (0901000830000501).

No one was present to represent the request. **Mr. Schubert tabled the two items until the end of the meeting.**

The next item on the agenda was a request for site plan approval by Wade Trim for Paul Weber for property at 2469 Two Mile (0901003030003000).

Kyle Weber represented the request. He stated they would like a garage for trailer storage. They want to keep their equipment out of the weather.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the request. The BCRC is working with Wade Trim and Mr. Weber to determine requirements needed so the commercial drives and drainage meet current BCRC standards.

Fire Marshal Jim Starkey wrote the building will require a sprinkler system and a Knox box.

Mr. Weber commented he just heard the building needed to be sprinklered. Building Official Tim Mark stated it needed to be sprinklered due to the size.

Mr. Weber stated the building would be for storage only. The grade has not been changed.

Mr. Norton move to approve the request for site plan approval by Wade Trim for Paul Weber for property at 2469 Two Mile (0901003030003000). Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from 305 N. Euclid LLC for property at 305 N. Euclid (09010L2000100800)

Emmanuel Yousif represented the request. He stated the building was previously a restaurant and they changed it to a provisioning center. He was told a site plan was needed.

Mr. Norton commented ingress and egress exist on the property. The proposed sidewalks will need ramps for access.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the request. This request is located on a road under the jurisdiction of the MDOT. Please have the developer contact their office to determine what they may require.

APPROVED

Fire Marshal Jim Starkey had no comment.

MDOT was sent plans but no comments had been received.

The plans showed sidewalks and grass along Euclid. Mr. Schubert stated the property along Ohio was not required to have sidewalks.

Mr. Norton moved to approve the request for site plan approval from 305 N. Euclid LLC for property at 305 N. Euclid (09010L2000100800). Ramps on the sidewalks are required for access. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was request for site plan approval from Bayside Ocean Ventures LLC for property at 3236 Patterson Road (0901000420070500).

Ms. Covaleski recused herself due to her being the realtor for the property.

Emmanuel Yousif represented the request. He stated the property would be used as a grow facility.

Jim Lillo from the Bay County Road Commission wrote per current BCRC requirements, the asphalt paving should extend to the road edge. On the Patterson side, the BCRC will be rehabilitating this section of Patterson Road no later than the summer of 2023. Therefore, instead of requiring the developer to pave the Patterson Road driveway approach, which may or may not match the elevation of Patterson Road once it is rehabilitated, they will not require new asphalt be placed on the Patterson Road driveway approach. However, they will require the developer to pave the Beechwood Road approach to the current limits. Further, they will require the Beechwood Road driveway width to be reduced from 60' to 40', as measured along the road right-of-way line, west to east. Please advise the developer they must submit a plan and request approval of the commercial accesses, as this is considered a change of use for this property.

Fire Marshal Jim Starkey stated a Knox box is required.

Mr. Yousif stated he would contact the Road Commission.

A discussion took place on parking space size and amount required. Mr. Norton stated at least 10 spaces should be shown on the plan.

Mr. Schubert asked where the loading and unloading area was. Mr. Yousif stated it would be on the North side.

Mr. Schubert then asked about air quality controls. Mr. Yousif explained there will be controls. They do not want any air going in or going out. The air in the building will be recycled.

Mr. Norton moved to approve the request for site plan approval from Bayside Ocean Ventures LLC for property at 3236 Patterson Road (0901000420070500) with a Knox box being required; a plan shall be submitted and approved by the Bay County Road Commission; and parking spaces shall be added to meet the requirements of the ordinance. Mr. Schubert added an updated plan shall be submitted to the Building Official with all the changes. Mr. Schubert seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Ms. Covaleski came back to the Board.

Mr. Schubert took the request for Mister Car Wash off the table. No one was present to represent the request.

Mr. Thomas moved to postpone for one month the request for site plan approval by Mister Car Wash for property at 901 N. Euclid (0901001840010000) and 3631 E. Wilder Road (0901000830000501). Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

APPROVED

Mr. Thomas moved to postpone for one month the request for site plan approval by Mister Car Wash for property at 901 N. Euclid (0901001840010000) and 3631 E. Wilder Road (0901000830000501). Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

A letter from Deb Harness was received.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts".

Barbara A. Potts
Planning Commission Coordinator

APPROVED