

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JUNE 22, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd day of June 2022 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Nemode, Norton, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Engelhart

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 May 25, 2022 regular meeting. *Ms. Covaleski moved to approve the minutes as presented. Mr. Platko 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 adjacent property was linked together with this one. When the property was split, an ingress/egress easement was made. The site had various uses. The parking calculations show a need for 58 spaces. 61 are shown on the plan. Odor management was added to the plan. Site lighting was shown with no light trespass.

Mr. Norton asked if the easement was for all three properties. It was.

The parking calculations were based on office use.

Screening was discussed. The fence to the east was on the adjacent property.

Mr. Wheeler stated the property would drain to the catch basing in the rear. The dumpster will be moved.

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. Taylor moved to approve the 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.

Jennifer Stewart of Spicer Group discussed the Master Plan.

The next item on the agenda was recommendation to the Township Board regarding Zoning Ordinance Change to Section 27.

Mr. Schubert opened the public hearing. No one was in attendance regarding the public hearing. Discussion took place between the Commission members. The public hearing was closed.

Mr. Taylor moved to recommend approval to the Township Board of the amendments to Ordinance #300, as amended, Article 27.00. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.

The next item on the agenda was recommendation to the Township Board regarding Zoning Ordinance Change to Section 3.01, Section 10.02, and Section 13.02.

Mr. Schubert opened the public hearing. No one was in attendance regarding the public hearing. Discussion took place between the Commission members. The public hearing was closed.

Mr. Taylor moved to recommend approval to the Township Board of the amendments to Ordinance #300, as amended, Sections 3.01, 10.02, and 13.02. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:33 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator