

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JUNE 23, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of June 2021 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER(S) ABSENT: None

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 May 26, 2021, regular meeting. *Mr. Norton moved to approve the minutes of the May 26, 2021, meeting. Mr. Thomas seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval from Spartan Partners Properties LLC for property at 3 & 9 State Park Drive (0901000840035500&0901000840036000).

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 stated a Knox Box is required.

The Bay County Road Commission wrote the plans must be submitted to, reviewed, and approved by the BCRC. At present, the BCRC does not anticipate any issues allowing the two proposed, full, two-way commercial driveway accesses, one on Old Kawkawlin Road and one on State Park Drive. The BCRC will not allow the 12' one-way access off Old Kawkawlin Road to remain. The proposed site plan includes two, well placed and defined commercial accesses to the property. The existing drive closest to the Old Kawkawlin/State Park Drive intersection will not be permitted. Upon approval by the BCRC, any work within the road right-of-way will require a permit from the BCRC.

Reid Cooksey represented the request. He presented the plan for the retaining wall, grading and fence to the north. Mr. Nielsen commented on the elevation for the top of the wall. Mr. Cooksey explained the high and low grades. A 6' screening fence will be placed on top of the wall cap.

Mr. Norton asked where the storm drain would tie in. Mr. Cooksey stated it may tie in at the road. The engineers will address after the site plan is approved.

Mr. Schubert had concerns regarding the headlights from cars in the curbside pickup lane shining at cars heading south on State Park. Mr. Cooksey stated more screening can be added to help block those lights.

Mr. Norton stated the Road Commission will not allow the access off Old Kawkawlin so the pickup lane may not be an issue. Mr. Cooksey stated they had not submitted their plans to the Road Commission yet but will get all the proper permits.

Mr. Schubert advised the Zoning Ordinance does not allow a dumpster location to be in the front yard. A discussion on a different location took place.

Ms. Covaleski asked about storm drainage. The drainage is adequate. The Drain Commission had no issues.

A discussion took place regarding the removal of the east drive off Old Kawkawlin and the dumpster location. Mr. Cooksey stated if the drive is removed, more landscaping would be added. A smaller dumpster can be put on site and moved to an acceptable location. More parking could be added where the drive would be.

Mr. Cooksey stated they will work with the Road Commission regarding the sign location.

Mr. Norton moved to approve the request for site plan approval from Spartan Partners Properties LLC for property at 3 & 9 State Park Drive (0901000840035500&0901000840036000) contingent upon compliance with the Bay County Road Commission's permitting standards. The Building Official shall review any unforeseen changes to the site plan and have applicant resubmit if he deems necessary. All approved variances shall be complied with. Mr. Taylor seconded the motion. Six (6) ayes, one (1) nay-Schubert. The motion passed.

The next item was a request for site plan approval for M & G of Bay City LLC for property at 909 N. Euclid Avenue (0901001840007500 & 0901001840008000)

Greg Turner of Pumford Construction represented the request. He explained he presented a similar plan in 2020. There will not be new parking to the west. They are proposing a stand alone used car building. The old building will be removed after the new one is built. Landscaping will be added along Euclid.

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.

Don Hundley from MDOT wrote the maximum height of fully mature vegetation must not exceed 30”.

Mr. Turner stated landscaping and sidewalks will run edge to edge on the east side of the property. Mr. Schubert asked if asphalt would be removed, and concrete sidewalks be put in. Mr. Turner stated that was correct and they would be ADA compliant.

Mr. Turner stated they have applied for a permit with MDOT

Mr. Nielsen stated the setbacks were not labeled on the print. The site plan application lists all the items required on a site plan.

Mr. Turner stated the dumpster was located behind the body shop. No changes would be made to the site lighting. The rear of the property is wooded.

Mr. Nielsen moved to approve the request for site plan approval for M & G of Bay City LLC for property at 909 N. Euclid Avenue (0901001840007500 & 0901001840008000). The property will comply with MDOT's requirements regarding landscaping. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from Leinberger for property at 3576 Old Kawkawlin (0901000810007000).

John Billette and Kevin Leinberger represented the site plan.

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 issues.

The Bay County Road Commission wrote the proposed building and paved area are outside the road right-of-way and not regulated by the BCRC. The width of the existing driveway exceeds the BCRC's current standards. However, there is not a crash history at this location, meaning, currently, traffic in and out of the property is not negatively impacting traffic flow on Old Kawkawlin. The BCRC will allow the existing driveway width to remain, reserving the right (as with any commercial access) to require the property owner to improve the commercial access if a crash history begins to develop and/or traffic flow on Old Kawkawlin is negatively affected.

Mr. Billette explained they are proposing an addition to the existing building. The property is paved. No utilities will be added.

Ms. Covaleski stated drainage is an issue. She owns the adjacent property.

Mr. Nielsen commented the lot was non-conforming. Building Official Tim Mark stated variances would be needed because the non-conformity is increasing. Variances may also be needed for side yard, rear yard, lot size, etc.

A discussion took place on screening. Mr. Norton stated a few trees could be added to meet the screening and landscaping requirements.

Parking for at least four shall be shown. Mr. Leinberger stated he would like to keep his storage container and possibly add a privacy fence.

Because of the site plan deficiencies, required variances and proposed changes, the Commission decided postponing was the best option.

Mr. Nielsen moved to postpone for not more than three regular Planning Commission meetings, the request for site plan approval from Leinberger for property at 3576 Old Kawkawlin (0901000810007000). Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Trevor Keys from Bay Future addressed the Commission. He asked that during the Master Plan update process, the Commission try to keep industrial areas.

The storage container discussion took place. Commission members were asked to review the proposals and submit any comments to Mr. Thomas.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:55 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator