

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JUNE 24, 2020 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24th day of June 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 Covalleski, Dave Engelhardt, Ed LaPlant, Mike Nielsen, Mark Norton, Bill Schubert, Bob Thomas

MEMBERS ABSENT: None

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 May 27, 2020 regular meeting minutes. *Mr. Thomas moved to approve the minutes as presented. Ms. Covalleski 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 by Mister Car Wash for property at 901 N. Euclid (0901001840010000).

Mr. Weber presented the request. He stated the site plan is straight forward. They are adding a kiosk station to get cars through at a quicker rate. There is no addition to the building.

Mr. Nielsen asked if any variances had been received on the property. The lot does not conform to the current standards regarding lot size and setbacks.

Mr. Schubert stated properties on Euclid fall under the requirement for sidewalks. A discussion took place on if they would be needed because the area is currently asphalt. Mr. Norton stated other businesses have been made to designate sidewalks and not by striping it.

A buffer between the car wash and the RM zoned property in the back was discussed. The existing buffer is acceptable. The requirement for landscaping in the front of the property was waived.

Mr. Nielsen stated the dumpster needed to be enclosed.

Jim Lillo from 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. The developer needs to contact their office to determine what they may require.

Mr. Norton moved to approve the request for site plan approval by Mister Car Wash for property at 901 N. Euclid (0901001840010000) with the following stipulations: sidewalks are required along Euclid Avenue; the screening along the West property line shall be maintained; and the dumpster shall be enclosed. Mr. LaPlant 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 by Mister Car Wash for property at 3631 E. Wilder Road (0901000830000501).

Jim Lillo from the Bay County Road Commission wrote they have no objection to the request. Based on the information submitted, this request appears to be for an internal remodel and the commercial access and drainage will remain as it currently exists.

Mr. Weber and Doug Stevens from Fleis & VandenBrink presented the request.

APPROVED

Mr. Nielsen stated the sidewalk needed to be called out on the site plan. A short discussion took place on the location of the dumpster.

Mr. Norton commented the trees that are being displaced will need to be relocated.

The kiosk will face one direction. Mr. Stevens stated adequate stacking is shown.

Discussion took place regarding screening on the West side of the property. There currently is adequate screening.

Mr. Weber stated no more than 3-4 employees will be at the site at any time. Six parking spaces are required including one handicap.

Mr. Schubert stated the water line shows no source. The easement for the waterline should be shown on the plan. The storm sewer outlet also needs to be shown.

Mr. Nielsen noted the sidewalk needed to be shown and a note could be added to the plan regarding the location of overflow parking.

Mr. Nielsen moved to approve the request for site plan approval by Mister Car Wash for property at 3631 E. Wilder Road (0901000830000501) with the following stipulations: the dumpster stall be enclosed; six (6) parking spots needed to be shown or have an overflow parking area noted; the displaced trees shall be replaced; the storm water discharge area and water line source shall be shown; and the sidewalk shall be shown. Mr. Engelhardt seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The last item on the agenda was a request for site plan approval by Jason Dabrowski for property at 3436 Patterson (0901000440004000). Mr. Norton works for Spicer Engineering who did the plan. He did not work on the site plan, so he did not abstain.

Scott Dabrowski represented the request.

Jim Lillo from the Bay County Road Commission had the following comments on the request. Per current BCRC requirements, the portion of the driveway access within the Patterson Road right-of-way will need to be paved. In a previous Planning Commission review for a development on Patterson Road, the BCRC indicated Patterson Road will be rehabilitated no later than the summer of 2023. However, the limits of that project only extend from Wilder Road to Wheeler Road. This development lies outside those limits. Therefore, paving the Patterson Road driveway approach will be required. Please advise the developer they must submit a plan, request approval for the commercial access and receive a permit from the BCRC prior to any work being completed within the road right-of-way. Submission to the BCRC is also required, as this is considered a change of use for this property.

A plan with parking details shown and parking space size corrected was presented.

Mr. Schubert asked about storm water overflow. Mr. Dabrowski stated there is a basin on the Northwest side of the property. The property is 9 acres. The pond is about 100 yards from the building. The downspouts flow underground and lead to the pond. There are 8 downspouts.

Mr. Dabrowski stated the septic system was not in yet. Also, the State requires a sediment check valve on the drain.

Mr. Nielsen stated the setbacks are not shown, neither the property's zoning nor the adjacent properties' zoning is shown. The property does not meet the minimum frontage requirement.

Mr. Schubert stated the contact list on the plan needed to be updated.

Parking and loading requirements were discussed. Mr. Dabrowski stated no semis will be making deliveries. The largest shipment would be a pallet.

APPROVED

Mr. Nielsen recapped that the vicinity map needed to be added; the zoning of the property and the adjacent properties need to be shown; parking spaces and loading zone need to be shown with the correct numbers; and the property lines and setbacks need to be shown. The property frontage does not meet the zoning requirement. A variance may be needed

Mr. Dabrowski explained how the air filtration system worked.

Mr. Nielsen commented that the engineer should put the required landscaping on the plan.


More discussion took place on parking.

Mr. Nielsen moved to postpone for no later than the September meeting, the request for site plan approval by Jason Dabrowski for property at 3436 Patterson (0901000440004000). The following items needed to be address: vicinity map shown; 20 parking spaces shown; setbacks shown; loading zone shown; utility lines shown; utility contact list updated; no sidewalks are required; the sewer line shall be identified; a note needed to be added as to where the drainage water is discharged to; and required landscaping needed to be added. If a variance is needed for the lot width, it needs to be requested. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

A discussion took place regarding an existing non-conforming use in a residential area.

Having no other business before the Commission, Mr. Thomas moved to adjourn. Mr. Nielsen seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED