

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JUNE 28, 2023 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28th day of June 2023 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER(S) ABSENT: None

ALSO PRESENT: Building Official Tim Mark

Mr. Norton called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

The first item was approval of minutes of the May 24, 2023 special meeting. *Mr. Taylor moved to approve the minutes as presented. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item was a request for approval of a site plan by JBS Contracting for property at 4675 E. Wilder Road (0901001030000500).

John Stadtfeld represented Vantage Plastics. No additions will be made to the building. The building will however have a new roof, walls, doors, landscaping, docks and parking lot. Everything will be brought up to code.

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

The Bay County Road Commission wrote they have the following comments regarding the request. The proposed site plan must be submitted and approved by the BCRC prior to any work activities within the road right-of-way. The plan submitted appears to retain the existing commercial accesses/driveways. These will need to be evaluated by BCRC staff to determine if they meet current BCRC commercial access requirements. The developer must either receive approval to retain the existing driveways or upgrade them to current BCRC standards. Approval of the driveways must be secured by the developer prior to beginning manufacturing activities at the site.

The Bay County Drain Commission wrote there was no need for a storm water review.

No comments were received from the Fire Marshal.

Mr. Stadtfeld stated they were starting the engineering. They intend to use the existing drives and will get Road Commission approval. They requested approval be given contingent upon approval from the other agencies.

Ms. Covaleski asked how many the plant would employ. Mr. Stadtfeld stated they plan to hire 96 employees over the next three years.

Mr. Platko asked if the entire building would be utilized. JBS stated it would be.

Mr. Norton stated the survey provided needed to be corrected in regard to fire hydrant location and coding.

Mr. Stadtfeld stated the parking area would be resealed. He added the building exists. They are hoping any changes can be made administratively. They will acquire Road Commission, Drain Commission and DPW approvals.

Mr. Schubert moved to approve the request for approval of a site plan by JBS Contracting for property at 4675 E. Wilder Road (01001030000500). Mr. Nemode seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for approval of a change of use/site plan by Joshua Ryan for property at 4441 Ace Commercial Court (09010A0300001200).

Ms. Covaleski recused herself due to financial interest.

Mr. Ryan stated he and his family would like to start a state licensed marihuana grow. The address and property code were incorrect on the site plan. Mr. Ryan stated the error was being corrected. Only internal changes are being made.

Mr. Norton asked if there was a gate on the dumpster. There was. Mr. Norton asked how many employees would work there. Mr. Ryan stated there would be four.

Mr. Ryan stated he has secured a grow license through the Township and has been pre-qualified by the State.

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

The Bay County Road Commission wrote they have no comment regarding the request. This development is on private property and not under the jurisdiction of the BCRC.

The Bay County Drain Commission wrote a storm water review was not needed.

No comments were received from the Fire Marshal.

Mr. Schubert requested a corrected site plan be submitted to the Building Official.

Mr. Norton moved to approve the change of use/site plan by Joshua Ryan for property at 4441 Ace Commercial Court (09010A0300001200) with the condition that a corrected site plan be submitted. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays, one (1) abstained. The motion passed.

Ms. Covaleski rejoined the Commission.

The Commission reviewed Article 16.00 of the Zoning Ordinance. They also discussed trees in the waterfront yard and lot coverage.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Taylor seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:17 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator