

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JULY 22, 2020 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd day of July 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, Dave Engelhardt, Ed LaPlant, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Mike Nielsen and Mark Norton

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 June 24, 2020 regular meeting minutes. *Ms. Covaleski moved to approve the minutes as presented. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Mr. Schubert requested the Commission get an update when site plans that have been revised are received by the Building Official.

The next item on the agenda was a request for site plan approval by Jason Dabrowski for property at 3436 Patterson (0901000440004000)

Jason Dabrowski represented the request. He stated they have made the proper adjustments and are working on the requirements from the Bay County Road Commission.

Jim Lillo from the Bay County Road Commission wrote with regard to approval of a Site Plan for Jason Dabrowski for property at 3436 Patterson Road, the comments remain the same as those submitted for the June 24, 2020 meeting. "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 driveway approach at 3436 Patterson Road will be required. Please advise the developer they must submit a plan, request approval for the commercial access, receive a permit from the BCRC and secure Board approval 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." In addition, upon review of the plans included in the Planning Commission packet, the minimum commercial driveway radius is 35', the plans submitted appear to be less than that. Utility contacts on Page C.1 should include the BCRC and Bay County Drain Commission, as the "ditch" along the east property line is a County drain. The Bay County Drain Commission should also receive a set of plans for review.

Ms. Covaleski asked where the loading area was. Mr. Dabrowski stated it was in the rear of the building.

A discussion took place on how the drainage flow ran.

Mr. LaPlant asked if the area would remain gravel. Mr. Dabrowski stated it would eventually be paved. Mr. LaPlant asked if it would currently support fire apparatus. Mr. Dabrowski stated it was adequate.

Mr. Thomas moved to approve the request for site plan approval by Jason Dabrowski for property at 3436 Patterson (0901000440004000). Mr. Engelhardt added the application must meet Bay County Road Commission requirements. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

APPROVED

The next item on the agenda was a request for recommendation of approval to Township Board for the rezoning of property at 3697 Wilder Road (0901000830000500) from C-2, General Commercial District to I-1, Light Industrial District.

Jim Lillo from the Bay County Road Commission wrote they have no comment, nor jurisdiction regarding this request

A letter of support was received from Bay County Executive Jim Barcia.

David LaRue, the original owner, represented the request. He stated he built a 48'x80' pole building. Rocky Shapena offered to purchase the property. They would like to add a 150'x100' building for a grow facility. The building would have a berm and have trees. It would not be seen from the road. Mr. LaRue went over the requirements for a rezoning. He felt the property met the use on the Future Land Use Map.

Mr. Shapena gave a history of his hydroponic business. He would like to bring his business into the area. The plan would be to cultivate marihuana on the same property as the provisioning center. He would have 20-25 employees.

Mr. Schubert explained that once the property is rezoned, any of the allowed uses could be put on the property. The Commission needed to look at the fit of those uses in this area.

Jim Barcia stated he was in favor of the request. He encourages development and investment into the community.

There was no one in the audience against the request.

Mr. Engelhardt stated the parcel is not contiguous to any industrial properties.

Mr. Schubert commented the Future Land Use Map shows the property as General Commercial. Ms. Covaleski added the proposed zoning does not fit the environment of the area. Mr. Engelhardt stated he could not imagine industrial property on Wilder Road.

More discussion took place. Mr. Schubert read the Statement of Intent for I-1 zoning and its permitted uses. He was concerned the request does not fit the long-term plan. The property is not contiguous to industrial property and this is a possible spot zoning.

Mr. LaPlant did not want to deter business from the area. He stated a micro-grow business would be allowed.

Mr. Schubert moved to recommend to the Township Board to not rezone the property at 3697 Wilder Road (0901000830000500) from C-2, General Commercial District to I-1, Light Industrial District. The request does not comply with the Master Plan. This could be spot zoning if allowed. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The last item on the agenda was a request for site plan approval by Michael Brann for property at 3898 State Street (0901000840007000)

Jim Lillo from the Bay County Road Commission wrote they have no comment on the site plan. The drive-thru is contained within the existing Brann's site and does not access a roadway under the jurisdiction of the BCRC.

Jeff Brinks from Venture Engineering represented the request. He stated this was a pandemic project. Things have been tough on restaurants. Brann's is continuing to operate and want to give minimal access with a limited menu with a drive thru. A small connection and addition will be needed.

Ms. Covaleski asked if any of the restaurants have had a drive thru. Mr. Brinks stated the restaurant is only starting to have drive-thru's.

APPROVED

Mr. Schubert asked if this was a long-term investment. Mr. Brinks stated yes but it will not be the restaurant's focus.

Mr. Engelhardt commented the drive-thru makes sense. Parking will not be impacted. Mr. Brinks stated they will maintain the minimum allowed parking.

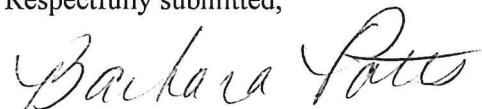
Mr. LaPlant questioned what was allowed for signage and menu boards. Mr. Brinks stated they would investigate it.

Ms. Covaleski moved approve the request for site plan approval by Michael Brann for property at 3898 State Street (0901000840007000). Mr. Schubert stated sidewalks exist on the property. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Mr. Schubert stated some signage in the area is way over what is allowed. It should be investigated.

Having no other business before the Commission, Mr. Thomas moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:00 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED