

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JULY 26, 2023 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of July 2023 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER(S) ABSENT: Covaleski, Engelhardt

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 June 28, 2023 regular meeting. Mr. Schubert stated in the motion for Joshua Ryan, the number of members who voted was six because Ms. Covaleski abstained. *Mr. Schubert moved to approve the minutes with the change. Mr. Taylor seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

The next item was a request for approval of a site plan by PJ Hazen for property at 404 State Park Drive & 3995 N. Oakbrook Drive (01003240031000 & 01003240035500)

PJ Hazen and Leroy Harvey represented the request. Mr. Hazen stated he wanted to reinstate the plan for the RV park which was previously approved.

Mr. Norton commented that the previous site plan required a fire hydrant on site. Mr. Hazen advised he would install one on site if needed but there is one at the end of Dundee.

Mr. Norton asked if there was a swale that ran from Revilo to the property. Mr. Hazen stated there was.

Mr. Schubert asked which plan they were to focus on. Mr. Harvey stated the sheet with the 28' entrance was the one they were using. Mr. Hazen stated utilities were all on site. There is water and sewer at each site.

Mr. Platko asked what the intent was. Mr. Hazen explained they are proposing an RV campground that offers full hookups. He added a portion may be for year round use.

Mr. Platko asked if there would be an office on site. Mr. Hazen stated there would be, but it wasn't on the plan yet. Mr. Norton asked if Mr. Hazen would also be purchasing the property to the south on State Park Drive. Mr. Hazen stated the property was included in the purchase agreement. Mr. Harvey commented there was one entrance to the property.

Mr. Nemode asked if there would be cement slabs for the RV's. Mr. Hazen stated he planned on having crushed asphalt not cement. He added the property would be done in three phases. The first phase would have the middle loop used first. There were approximately 31 sites.

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

The Bay County Road Commission wrote that the drive entrance must meet current BCRC requirements and plans submitted to the BCRC for review and approval.

The Bay County Drain Commission wrote no review will be required for the campground.

No comments were received from the Fire Marshal.

Mr. Hazen stated he knew the site plan wasn't complete. He wanted to make sure the Planning Commission was in favor of it prior to his purchasing the property.

The Commission agreed the use meets the zoning for a campground with a special use permit, the utilities are all in place and the driveway is consistent with what is required. However, the plan should show manholes, drainage, electrical lines, and easements. Mr. Harvey stated there would be no rustic campsites. They have different requirements depending on the state.

Mr. Taylor moved to postpone until no later than January 24, 2024 meeting the request for approval of a site plan by PJ Hazen for property at 404 State Park Drive & 3995 N. Oakbrook Drive (01003240031000 & 01003240035500). Mr. Platko seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.

The Commission reviewed Article 17.00 of the Zoning Ordinance. They also discussed trees in the waterfront yard and the proposed new zoning district.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Nemode seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator