

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JULY 27, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of July 2022 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

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

The first item was approval of minutes of the June 22, 2022 regular meeting. *Ms. Covaleski moved to approve the minutes as presented. Mr. Taylor seconded the motion. Seven (7) ayes, no (0) nays. All members were in favor. The motion passed.*

The next item on the agenda was a request for Site Plan Approval request for Wolgast Design Group, LLC for property at 906 N. Euclid (Bells Realty). (0901001730045000)

John Morey from D & M Site, Inc. explained the site is where the previous KFC was located on Euclid. That building was demolished, and the new KFC was built on the lot to the north. The lot is 120'x100'. There is a 30' access off of Fulton. The proposed Moe's Southwest Grill will be approximately 2,000 square feet.

Mr. Morey stated the building would be 25'x80'. There are existing utilities. They are working with MDOT on access. There will not be a new curb cut.

Neil Frank of Wolgast stated the restaurant will not have a drive thru. The parking meets the requirements. A lighting plan was submitted. No new poles will be put up. All the setbacks are met.

Cody Bell, owner, explained the hours would be 11:00 a.m. – 10:00 p.m. They hope to have 20-25 employees. There will be a walk-up window, indoor eating, and online ordering.

Fire Marshal Jim Starkey wrote a Knox box and address numbers compliant with Section 5.25 of Zoning Ordinance 300 are required.

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

MDOT wrote they need a permit for a shared use drive and approved storm water discharge into MDOT right of way.

The Drain Commission stated site will not require detention. The Moe's site is all impervious, so nothing is being added.

Mr. Morey explained they would be saw cutting the surface. The existing grade would be kept.

Ms. Covaleski asked when the project would be completed. Mr. Bell stated they hoped to be open in the spring.

A discussion took place on the easements.

Mr. Schubert questioned the dumpster. Mr. Bell stated he hoped to share one with Subway.

Mr. Taylor moved to approve the site plan request for Wolgast Design Group, LLC for property at 906 N. Euclid (Bells Realty). Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. All members were in favor. The motion passed.

The next item on the agenda was a request for site plan approval by Pumford Construction/Euclid Bowl for property at 4243 N. Euclid (Euclid Bowl) (0901001710000500).

Brian Swedorski of Pumford and Mike Thelen represented the request. They are proposing a 3,800 square foot addition to the south side of their building. It will be for sales space and service lanes. Subaru is requiring the addition. There is no change to the storm water, sign, or lighting.

A discussion took place on the future plans for the bowling alley.

The DWS wrote they didn't see any concerns.

The Bay County Drain Commission saw no concerns. The site will not require detention. When Thelen does the future Office/Body Shop they might have to do detention.

MDOT wrote they were working with the applicant.

Fire Marshal Jim Starkey wrote a Knox box and address numbers compliant with Section 5.25 of Zoning Ordinance 300 are required.

There will be no work done in the road right-of-way. They tried to work with MDOT but could not come to an agreement, so no changes will be made.

Mr. Schubert stated sidewalks along Thelen Drive were discussed but were not deemed warranted due to the topography and restraints caused by the grade and existing ice arena sign.

Mr. Norton moved to approve the site plan presented by Pumford Construction/Euclid Bowl for property at 4243 N. Euclid (Euclid Bowl) (0901001710000500). Sidewalks were discussed but are not required at this time. Mr. Nemode seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.

Mr. Taylor moved to have "Other Business" discussed before the other agenda items. Mr. Norton seconded the motion. *All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.*

A representative from Axiom presented a draft site plan for the corner of Euclid and Schumann Road. They would like to have childcare, an office, and some warehouses on the site. He was requesting help to make all the uses fit for what is allowed in that zoning.

After discussion and review of Industrial zoning, the Commission believed the proposed uses would fit.

Alan Willette for property at 3446 E. Beaver Road explained he received site plan approval in 2020. It has expired. He would like to continue with his project, starting with the mini storage buildings.

The Commission stated they would request the Township Board waive his fees to come before them for site plan review and he would need to resubmit his plan.

Jennifer Stewart was unable to attend the meeting to work on the Master Plan.

The Commission continued their review of Article 5.00 of the Township Zoning Ordinance.

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 8:53 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator