

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF AUGUST 24, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24th day of August 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, Norton, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Nemode

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 July 27, 2022 regular meeting. Mr. Schubert stated according to Section 19.07 of the Zoning Ordinance specific findings of why or why not sidewalks are required needed to be given. He stated the reasons why sidewalks were not required on the Thelen property needed to be added to the minutes. He stated the reasons given were the topography restraints from the grade of the property and the location of the ice arena sign on the property. *Mr. Taylor moved to approve the minutes with the amendment. Ms. Covaleski seconded the motion. Six (6) 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 for Alan Willette for property at 3446 E. Beaver Road (0901003120010501).

Mr. Willette stated he received site plan approval then Covid hit. It has been difficult to get anything done. He would like his approval extended.

Fire Marshal Jim Starkey wrote he had no objections to the site plan as submitted. Knox box will need to be installed near the storage units.

BCDWS has no concerns with the plans presented.

Jim Lillo from the Bay County Road Commission wrote they have the following comments on the site plan. Mr. Willett's engineer forwarded a copy of the proposed site plan to the BCRC for review and the BCRC Board approved the commercial access and drainage components within the Beaver Road right-of-way at their regular meeting held on August 12, 2020. Please note, the western driveway radius must be changed to 20'. This was missed in the original review. Plans will need to be updated and submitted to the BCRC for approval, prior to a permit to work within the road right-of-way being issued.

The Bay County Drain Commission has no issue with the items on the agenda.

Mr. Taylor commented the Township Board waived the Planning Commission fees for Mr. Willette.

Mr. Norton moved to approve the request for site plan approval for Alan Willette for property at 3446 E. Beaver Road (0901003120010501). The approval will expire in two (2) years. Mr. Taylor seconded the motion. Six (6) 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 305 Properties, LLC for property at 3383 E. North Union (3387 E. North Union).

Jeff Schoder and Mitch Mauls represented the request.

Jim Lillo from the Bay County Road Commission wrote they have the following comments regarding the site plan. The existing commercial driveway accesses were updated when North Union Road was rehabilitated several years ago. The roadside drainage was also updated as part of the same project. Since the use of the building is anticipated to generate approximately the same amount of traffic as the party store did, the BCRC does not require any updates to the commercial accesses or drainage at this time. The BCRC does reserve the right to require the owner to update the commercial accesses, if traffic flow along North Union is negatively impacted by traffic generated by this business in the future. Drainage upgrades may be required, if the non-pervious surface on the site is increased and generates more runoff than the roadside drainage system can handle. Please have the developer submit a construction plan set to the BCRC to verify the work proposed and to retain in our files.

The Bay County Drain Commission has no issue with the items on the agenda.

BCDWS has no concerns with the plans presented.

Fire Marshal Jim Starkey wrote a Knox box is required.

Mr. Schoder stated he did receive the comments and is agreeable with the Road Commission requirements. He added the building would be used for a marijuana provisioning center.

Mr. Schubert advised lighting was not shown on the site plan. Mr. Schoder stated he would have a photometric plan done and submitted to the Township. Mr. Schubert had concerns because similar establishments have caused problems with light trespass. The zoning ordinance is clear what the requirements are. Mr. Platko commented there is a home directly to the west. They need to be conscious of that.

Mr. Platko asked if there would be both a drive thru and a shop. Mr. Schoder stated there would be both. The drive thru is only for picking up not for ordering.

Mr. Schubert advised moving the dumpster may benefit the applicant. Mr. Mauls stated they would move it to the east. He added the sheds on the property will be removed.

A discussion took place on ownership of the property. Mr. Schoder stated their purchase agreement is pending site plan approval.

Mr. Schubert asked if the product would be packaged on site or would be brought in pre-packaged. Mr. Mauls stated the product would come from their grow facility pre-packaged. Mr. Schubert stated he was concerned about odor and if it would affect the neighbors. Mr. Mauls stated there should not be any odor. Mr. Schoder added they will be compliant with state laws.

Mr. Platko asked how many employees there would be. Mr. Mauls stated there would be 8-10 employees and be open from 9:00 a.m. -8:00 p.m. The manager may live in the home on the property.

Mr. Schubert stated there are sidewalks from Euclid on the north side of North Union and to the east side of the adjacent property. There are subdivisions west of the property. Mr. Schubert stated he felt sidewalks across the property would benefit the Township.

Mr. Mauls stated they will be creating a nice entrance on the south side of the building. The asphalt will be recoated.

Mr. Norton commented the landscape plan did not show sidewalks or entrance plans. He added the loading space distance needed to be changed to 10'x50'.

A discussion took place on the existing accessory buildings. Mr. Mauls stated they would be removed.

Fencing was also discussed. The Commission agreed an opaque fence would be required on the west side of the property. There is natural screening to the north and east.

The consensus of the Commission was for sidewalks to be installed. The Commission will recommend, to the Township Board, that sidewalks be installed across the roadside of the property starting from the east property line to the asphalt.

Mr. Mauls stated they would have arrows on the asphalt directing traffic thru the site.

Mr. Norton moved to approve the site plan request by 305 Properties, LLC for property at 3383 E. North Union (3387 E. North Union) with the following stipulations: an opaque fence shall be installed on the west side of the property, the natural screening on the north and east sides shall remain, the dumpster shall be relocated towards the east side of the parking lot and be screened, a lighting plan shall be submitted and meet the Zoning Ordinance requirements in Section 19.08, all accessory building shall be removed and the house shall remain. An updated site plan with the changes shall be resubmitted to the Building Official. A recommendation shall be made to the Township Board for the installation of sidewalks. Mr. Taylor seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

Mr. Taylor moved to recommend to the Township Board Zoning Ordinance changes to Section 6.02 and Section 6.03 regarding day cares. Ms. Covalski seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

Jennifer Stewart of Spicer Group was present regarding the Master Plan. Discussion took place regarding removing RC zoning and combining RM-2 and RM-3 zonings. More discussion took place regarding the Future Land Use Map and State Park Drive.

Mr. Taylor moved to send the Master Plan to the Township Board and for them to have the Master Plan out for review for 63 days. Ms. Covalski seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

The public hearing for the Master Plan will be set for Tuesday, November 22, 2022 at 6:00 p.m.

Building Official Tim Mark reported on 2573 Euclid and their site plan. Mr. Mark also asked for an opinion regarding a proposed mural. The Commission concluded the mural was advertising and need to meet signage requirements.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Engelhardt seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:25 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator