

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF AUGUST 25, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25<sup>th</sup> day of August 2021 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Engelhardt, Nielsen, Norton, Taylor, Thomas, Schubert

MEMBER(S) ABSENT: Covaleski

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

**The first item on the agenda was approval of minutes of the July 28, 2021, regular meeting.** *Mr. Thomas moved to approve the minutes of the June 23, 2021, meeting. Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was approval of minutes of the August 3, 2021, special meeting.** *Mr. Nielsen moved to approve the minutes of the August 3, 2021, meeting. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item was a request for recommendation of approval to Township Board for the rezoning of a portion of property at 3727 Wilder Road (0901000830030501) from C-2, General Commercial District to I-1, Light Industrial District from Dobson Family LLC.**

John Morey of D&M Site represented the request. He explained they were trying to find the best way to divide up the large property. Currently, part of the property is zoned Light Industrial, and part is Commercial. He showed the proposed portion to be rezoned on the drawing.

Mr. Morey stated the Township's Future Land Use plan indicates I-1 zoning where they are proposing. The frontage along Wilder Road will remain commercial. The proposed configuration includes existing buildings being used as industrial. They are permitted uses. There is industrial zoning contiguous to the property.

Jamie Dobson stated the zoning would continue as I-1 on the north. She added the buildings are already considered industrial uses by the Township Assessor. The Future Land Use plan has the property in question as industrial. There is an easement that runs through the property.

Real estate agent Gretchen Witherspoon restated what Mr. Morey and Ms. Dobson spoke about. She added it makes sense to rezone the property. She presented a diagram of the property showing the overall development. Ms. Witherspoon stated no businesses on the property currently have loading docks. However, adjacent commercial properties facing Wilder Road do. She felt those businesses maybe more industrial than on the Dobson property.

The hearing was opened for public comment.

Rebecca Martin of 29 Old Kawkawlin stated she has a shared driveway with the property to be rezoned. She has children and is concerned about increased traffic.

Hearing no other comments from the audience, the public hearing portion was closed.

Mr. Nielsen asked how many parcels there would be and if any of the parcels would have split zoning. Mr. Morey explained he encompassed the buildings into the rezoning so none of them would have more than one zoning.

Mr. Witherspoon stated an easement would split the parcel into two pieces in the industrial area.

Mr. Engelhardt asked what the width of the easement was. Ms. Witherspoon stated it was 30'. There is an existing curb cut along Wilder where the easement is.

Mr. Nielsen questioned why they were coming to rezone the property now. Ms. Witherspoon stated there was a proposed sale of the property and the sale was contingent upon the rezoning. Ms. Witherspoon stated the easement was not up for discussion as it pertained to the rezoning. Mr. Schubert stated the easement was relevant because it would funnel industrial traffic onto Wilder Road. Mr. Schubert asked if the Road Commission was contacted regarding the industrial use along Wilder. He asked where the legal access to the property would be.

Ms. Witherspoon commented their access to Wilder is grandfathered in. Mr. Schubert stated he wasn't opposed to the rezoning, but he did have concern with the easement. Mr. Nielsen stated the easement is not suitable as track access. He then had questions regarding utilities on the property. Ms. Witherspoon stated there were maintenance agreements for each of the buildings.

Ms. Dobson spoke on behalf of her father, James Dobson. She explained splitting the property was a difficult project for him. They are trying to make the property better than it was. He is trying to do good by the Township.

*Mr. Schubert moved to recommend approval to Township Board for the rezoning of a portion of property at 3727 Wilder Road (0901000830030501) from C-2, General Commercial District to I-1, Light Industrial District from Dobson Family LLC. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item was a discussion regarding storage containers and ordinance amendments.**

Performance Guarantees were discussed in depth. Mr. Mark explained estimates would be received by the engineer doing the project. The Commission would then review the estimates. The Commission was not comfortable with accepting the estimates and requested Mr. Mark check with other entities to see how they handled the performance guarantees.

Changes were made to the draft cargo container additions. It was decided to remove the Performance Guarantee sections of the proposed ordinance amendment. The proposed changes regarding the cargo containers will be sent to the Commission and if they were agreed to, the proposed amendment would be on the agenda for the next Planning Commission meeting.

*Having no other business before the Commission, Ms. Thomas moved to adjourn. Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:43 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator