

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF AUGUST 26, 2020 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of August 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, Mike Nielsen, Mark Norton
Bill Schubert, Bob Thomas

MEMBERS ABSENT: None

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 July 22, 2020 regular meeting minutes. *Ms. Covaleski moved to approve the minutes as presented. Mr. Thomas seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for site plan approval by Alan Willett for property at 3446 E. Beaver Road (0901003120010501).

Jon Ledy and Alan Willett were present representing the request.

Mr. Ledy explained the property was 2.5 acres and long and narrow. There are two uses proposed on the parcel. Mini storage would be in the rear and carry out restaurants would be in the front. The mini storage would have 10'x20' units and be fenced. There would be a sliding gate with an entry system. Pavement gravel would surround the storage. There would be asphalt around the restaurants. Mr. Ledy added the parking was shown and there is a walkway around the restaurant.

Mr. Ledy explained the two retention ponds which would be connected by a pipe would feed into the drain. A plan was submitted to the Bay County Drain Commission.

Mr. Ledy stated they were working with the Bay County Road Commission on enclosing the ditch at the front of the property.

Landscaping was shown along the R-1 zoned portion of the property. An opaque fence is proposed in that area. There would be two fences. A chain link fence would surround the storage and ponds. There will be a retaining wall in spots.

Jim Lillo from the Bay County Road Commission wrote they had no objection to or 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.

Fire Marshal Jim Starkey wrote with the depth of the lot and the storage units (the biggest fire load) at the rear of the property, he is requesting a hydrant, possibly two, be installed on the property. In the set of drawings, the finished surface of the access roads in and around the storage units isn't listed. The developer needs to provide a surface sufficient to support the departments heaviest apparatus. The restaurant building needs a key box.

A discussion took place on drainage and catch basins.

Ms. Covaleski noted a Special Use Permit was needed to allow mini storage. A public hearing is required.

APPROVED

Mr. Engelhardt questioned the side yard setbacks. Mr. Ledy pointed out the Planning Commission had the ability to reduce side yards from 30' to 20'.

Mr. Nielsen stated EGLE would need to be notified that more than 300 yards of fill was brought in.

A discussion took place on the height of the retaining wall. The swale on the South side needed to be shown.

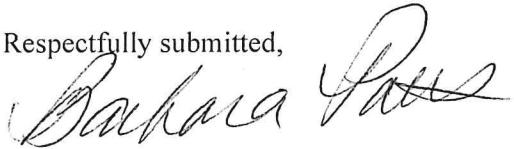
The location of a proposed fire hydrant was discussed.

A Special Use Permit approval was needed before the site plan could be approved. The items on the site plan that needed attention were: gravel detail, detention overflow, emergency overflow, opaque fence detail, fire hydrant location, swale, raising the retention wall, a gate for the pond, Bay County Road Commission and Bay County Drain Commission approval, ditch enclosure, and EGLE fill permits.

Mr. Schubert moved to postpone for up to three (3) meetings, the request by Alan Willett for property at 3446 E. Beaver Road (0901003120010501). A Special Use Permit was needed. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. Thomas seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:52 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED