

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF SEPTEMBER 14, 2022 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 14th day of September 2022 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Engelhardt, Nemode, Norton

Mr. Schubert called the meeting to order at 6:20 immediately following the Zoning Board of Appeals meeting. The Pledge of Allegiance was recited.

The item on the agenda was a request for approval of a Special Exception Permit and Site Plan approval by Robert Nelson for property at 1000 N. Euclid (0901001730048000).

Tony Banaszak and Robert Nelson represented the request. Mr. Banaszak stated they are trying to develop the property to enhance the community. They would be able to continue the use with no changes.

Mr. Nelson presented an updated site plan. The building would not change. Parking is shown in the front with more in the rear. The parking lot drains toward Euclid Avenue. Mr. Banaszak stated they want to improve the area and upgrade the site.

There was no one in the audience for or against the request. Mr. Schubert closed the hearing to the public.

Mr. Schubert stated the new plan shows the dumpster in the front yard. Mr. Nelson stated it was. They are asking for there to be future parking on the east side. The two buildings in the rear will be removed and a storage unit will be built for the tenants use. There will be a 24' ingress/egress along Mosher to the rear of the property. Mr. Nelson stated they will have a privacy fence along the east if it is required.

A discussion took place on the island in the parking area and if the two drives will be reduced to one.

Mr. Schubert commented the scale was incorrect on the site plan. The parking space size is not noted or shown. More dimensions are needed.

Mr. Platko asked about a lighting and landscape plan. He also asked if the parking lot was going to be replaced. Mr. Banaszak stated the parking lot will remain, but the two dead zone areas will be landscaped.

Mr. Taylor stated the dumpster is required to be in the rear of the property as shown on GIS. Mr. Banaszak stated they would move it back.

The Commission felt the site plan was lacking. A lighting and landscape plan needed to be submitted. The dumpster needed to be in the rear of the property. Parking calculations needed to be shown. Size of parking spaces needed to be on the plan. Dimensions needed to be shown.

Mr. Taylor moved to postpone for up to four (4) regular meetings, the request for approval of a Special Exception Permit and Site Plan approval by Robert Nelson for property at 1000 N. Euclid (0901001730048000). Ms. Covaleski seconded the motion. All members were in favor. Four (4) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts".

Barbara A. Potts
Planning Commission Coordinator