

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF SEPTEMBER 25, 2019 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th day of September, 2019 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandy Covalleski, Dave Engelhardt, Ed LaPlant, Mike Nielsen, Mark Norton, Bill Schubert

MEMBERS ABSENT: Bob Thomas

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 August 28, 2019 regular meeting minutes. *Mr. Norton moved to approve the minutes as presented. Mr. LaPlant supported the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for site plan approval by Norm & Heather Rosenbrock for property at 3620 S. Huron Road (0901000720020000).

Mr. Rosenbrock explained his history in the health care field. He and his wife cleaned up the site and want to give back to the community.

The Fire Department stated a Knox box is required.

The Bay County Drain Commissioner had no issues with the site plan.

Don Hundley from MDOT wrote they will be required to only have one drive located at the north proposed drive. A permit will be required.

Mr. Rosenbrock had questions regarding closing the drive. Mr. Norton advised him to contact Mr. Hundley from MDOT.

Mr. Rosenbrock explained they put down mulch in the open area and plan to plant trees and such in the spring.

Mr. LaPlant asked what the plans were for the parking lot. Mr. Rosenbrock stated they plan to resurface it in the future. Mr. LaPlant advised parking spaces need to be 10'x20'. Mr. Rosenbrock stated nothing is currently marked but they could stripe it in the spring and make sure everything meets code.

Mr. Nielsen stated the drive aisle was required to be 24' and the plan shows between 18' and 21'. Mr. Rosenbrock stated the parking lot will be resurfaced within a year and they will make sure it meets code. He added he could temporarily stripe the lot if needed.

Mr. Nielsen advised the site plan is incomplete. The setbacks are not shown. No drainage is shown. A discussion took place on how the site drains. Mr. Norton commented elevations were needed.

Mr. Nielsen stated they would not be approving the future buildings shown on the plan. Outside lighting was not shown. Some of the other items not shown on the site plan were: landscaping, dumpster location, proposed parking lot striping, the entire parking area and driveway, berm, drainage, setbacks, handicap access and adjacent property zoning and uses. The building materials should be called out and dimensions shown.

Mr. Schubert asked if there would be fencing. Mr. Rosenbrock stated there would be. Mr. Schubert stated it needs to be put on the plan.

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Mr. LaPlant stated the correct address needed to be put on the plan.

Mr. Nielsen asked about signage. Mr. Rosenbrock stated there would be one sign on the Northeast side of the building and they would reface the existing pole sign. Mr. Nielsen asked if it would be a multi-tenant sign. Mr. Rosenbrock stated not at this time.

Mr. Nielsen asked how many employees there would be and what the hours were. Mr. Rosenbrock stated they would have about 10-12 employees and up to four working at one time. The hours would be from about 9:00 a.m.-8:00 p.m., Monday-Saturday and shorter hours on Sunday.

Mr. Nielsen asked how the products would be delivered. Mr. Rosenbrock stated products would be brought in through the back at the Shipping/Receiving area. Deliveries won't be made by semis or in massive shipments. The building is set up to be one way in and one way out. Mr. Nielsen stated the loading area needs to be designated on the site plan.

Mr. Schubert stated the road has a wide shoulder for non-motorized vehicles. It needed to be shown on the plan.

Mr. Rosenbrock apologized for the incomplete site plan.

Mr. LaPlant moved to postpone until the December 18, 2019 meeting, the request for site plan approval by Norm & Heather Rosenbrock for property at 3620 S. Huron Road (0901000720020000). Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Mr. Norton would like the requirements for the amount of parking for a provisioning center looked at. The amount required for "retail" is not enough.

The new Building Official Tim Mark was introduced.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Ms. Covalesski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:45 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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