

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF SEPTEMBER 22, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22<sup>nd</sup> day of September 2021 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER(S) ABSENT: Engelhardt

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 August 25, 2021, regular meeting.** Mr. Nielsen had a correction on page 2, third paragraph, the word “track” needed to be changed to “truck”. *Mr. Taylor moved to approve the minutes of the August 25, 2021, meeting with the correction. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item was a request for site plan approval from Kevin Leinberger for property at 3576 Old Kawkawlin (0901000810007000).**

No one was in attendance to represent the request.

Mr. Nielsen asked if any variances were given for the property. Mr. Schubert read the minutes from the July 20, 2021 Zoning Board of Appeals meeting. The following variances were granted: a variance to increase the non-conforming building on the property, a variance of 23,052 square feet to have 20,508 square feet for minimum lot area for the existing lot (43,560 square feet is required), a 10’ front yard variance to be 40’ for the existing building setback (50’ is required), a 12’ side yard variance to be 8’ for the existing building (20’ is required).

Mr. Nielsen stated the front yard variance was incorrect. The variance should have been for 13’ instead of 10’. There were other discrepancies on the site plan.

A discussion took place on what should be considered the rear and side yards.

A text change regarding the type of screening needed to be made. An additional variance is required.

*Mr. Norton moved to table the request for site plan approval from Kevin Leinberger for property at 3576 Old Kawkawlin (0901000810007000) until the end of the agenda. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval from Country Meadows MI LLC for property at 115 Country Meadows Lane (09010B0700000600).**

Julian Fecher represented the request. He stated they are proposing an 18’x32’ open sided pavilion. It would be on a poured slab with sidewalks to it. It will be lighted and have plugs.

Mr. Norton asked how wide the sidewalks would be. Mr. Fecher stated they would be 4’ wide. Mr. Norton stated the sidewalks would need to be ADA compliant.

Mr. Nielsen asked where the sidewalk would tie into. Mr. Fecher stated it would tie into the existing concrete patio.

Mr. Schubert asked about the elevations and grade. Mr. Fecher explained they would remove the topsoil, level it off and build at ground level.

*Mr. Norton moved to approve the request for site plan approval from Country Meadows MI LLC for property at 115 Country Meadows Lane (09010B0700000600). The sidewalks shall be ADA compliant. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a discussion regarding the Township Master Plan.**

Jennifer Stewart of Spicer Group led the discussion. She explained the release of 2020 census information has been delayed. After discussion, the Commission decided to use 2019 estimates until the 2020 numbers were in. The population of Bangor Township is now 14,045.

Ms. Stewart asked the Commission what issues in the Township they wanted to address. Roads, blight, marihuana, water access and redevelopment were brought up. Some other items for discussion were electric car charging stations and mixed use zoning.

The topics for discussion at the next Planning Commission meeting will be goals and objectives and future land use.

*Mr. Norton moved to take the request for site plan approval from Kevin Leinberger for property at 3576 Old Kawkawlin (0901000810007000) off the table. Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

No one representing the site plan was in attendance.

Mr. Nielsen reiterated the screening text on the site plan needed to be amended. The location of the property line needed to be corrected. An additional 3' front yard variance was also needed.

*Mr. Nielsen moved to postpone for up to two regular meetings the request for site plan approval from Kevin Leinberger for property at 3576 Old Kawkawlin (0901000810007000). Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Mr. Taylor reported the Township Board discussed the Performance Guarantee. They decided a flat 10% of the project cost would be required. Mr. Nielsen asked who would come up with the cost and what it would cover. After a discussion, the Commission agreed the Building Official would oversee the cost estimate after it was received from the project engineer.

The changes to the zoning ordinance will be published prior to the October meeting. The Planning Commission may then make a recommendation to the Township Board.

*Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:03 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator