

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF SEPTEMBER 28, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28th 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: Engelhardt, Nemode, Norton, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Covalesski

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

The first item was approval of minutes of the August 24, 2022 regular meeting. *Mr. Nemode moved to approve the minutes as presented. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays. All members were in favor. The motion passed.*

The next item was approval of minutes of the September 14, 2022 regular meeting. *Mr. Taylor moved to approve the minutes as presented. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. All members were in favor. The motion passed.*

The next item on the agenda was a request for approval of Special Use Permit/Site Plan from Stash Self Storage LLC specifically for mini warehouses at 4129 E. Wilder Road (JC Penney building) (09010B0700000700) (12.03R &S).

No one was present to represent the request. *Mr. Taylor moved to table the item until the end of the agenda. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. All members were in favor. The motion passed.*

The next item on the agenda was a request for site plan approval from Jason Richard for property at 3699 N. Euclid (0901000810000500).

Jim Klein from Axiom explained they had come before the Commission a couple months ago with their proposal. The site will have multiple uses on it. They have received Road Commission approval. They have been in contact with MDOT and the Drain Commission. Applications for proper permits have been submitted.

No comments were received from the BCDWS.

The Bay County Road Commission wrote the proposed driveway off Schumann Road is under the BCRC's jurisdiction and was approved, as presented in the Planning Commission packet, by the BCRC Board at their regularly scheduled meeting held September 19, 2022.

The Bay County Drain Commission wrote they have been in contact and are working with the engineers for the Jason Richard project.

No comments were received from the Fire Department.

MDOT will require a permit for this project along M247.

Mr. Platko had questions about the ditch. The proposed retention pond will connect to the ditch.

Mr. Platko asked if the project would be done in phases. Mr. Richard stated he plans to build the daycare and building #3 first. The back of the property will be developed as needed. Mr. Klein stated there would be one water and sewer service and the buildings would branch off of it.

A discussion took place on the number of dumpsters and the location. Mr. Richard stated there would be one dumpster for now. Any bio waste from the vet clinic would be removed by a certified company.

Mr. Richard stated there would not be any pole lights. All lighting would be wall packs. 59 parking spaces are required and 59 are shown. Mr. Engelhardt asked if the parking would change when the building uses changed. Mr. Norton commented if there was a change of use, they would need to come back before the Commission.

Mr. Platko asked about landscaping. Mr. Richard stated they would have the minimum allowed amount of landscaping.

A discussion took place on storm *drainage*.

Mr. Taylor moved to approve the request for site plan approval from Jason Richard for property at 3699 N. Euclid (0901000810000500). Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. All members were in favor. The motion passed.

The next item on the agenda was a request for site plan approval by Secure Storage-Bangor LLC for property at 3370 Patterson Road (0901000440002000)

Ryan Valderas presented the request. He advised there was a change to the plan submitted. Building #5's size changed to be 50'x 230'. Everything else is the same.

No comments were received from the BCDWS.

The Bay County Road Commission wrote they have no comment on the petition. The proposed construction appears to be an expansion of an existing facility and is well off the Patterson Road right-of-way.

The Bay County Drain Commission wrote Secure Storage has already been reviewed for the entire site.

No comments were received from the Fire Department.

Mr. Valderas explained they didn't know the project had to be done within two years from the date of approval.

Mr. Platko asked if the property would be filled. Mr. Valderas stated yes. It would be done the same as the front. The fence will be moved. 16 of 21 catch basins have been installed.

Mr. Schubert asked if there would be outside storage. Mr. Valderas stated there would be. It would be monitored by the site manager.

Mr. Platko asked if the trees in the rear would be removed. Mr. Valderas stated they would stay. There is wetlands behind the trees.

Mr. Valderas added the fire hydrant locations were approved by the Fire Marshal.

Mr. Schubert asked about lighting. Mr. Valderas explained there would be wall packs. The fence by the neighbors will have mesh on it to block any lighting or head lights.

Mr. Norton asked about the size of the units. Mr. Valderas stated the sizes would vary.

Mr. Taylor moved to approve the updated site plan request by Secure Storage-Bangor LLC for property at 3370 Patterson Road (0901000440002000). The updated site plan includes building #5's size being 230'x50'. Mr. Norton seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval by Bay Harbor Pointe II Limited Part for property at Bay Harbor Drive (0901001130001002). Brian Nartkar from Wade Trim represented the request.

Mr. Nartkar explained the proposal is located at the end of Bay Harbor Road. The pump station servicing the existing condos will be replaced. It will serve the existing and new condos. A discussion took place on the water and sewer lines.

No comments were received from the BCDWS.

The Bay County Road Commission wrote Bay Harbor Pointe is on a private drive and private property, thus the BCRC has no jurisdiction on said property. If the proposed 3” sanitary force main is to be located within the Wilder Road right-of-way, a permit to locate the main there is required and approval by the Bay County Department of Water & Sewer is also required.

The Bay County Drain Commission wrote they have been in contact and are working with the engineers for the Bay Harbor.

No comments were received from the Fire Department.

Mr. Norton asked about the Flood Plain. Mr. Nartkar stated there are no wetlands. They will be bringing in fill. After site plan review, they will apply to EGLE for a permit. Elevations were discussed. Mr. Nartkar stated the site will be built up 2’-3’.

Mr. Norton stated setback variances may be needed.

Mr. Norton moved to approve the request for site plan approval by Bay Harbor Pointe II Limited Part for property at Bay Harbor Drive (0901001130001002). Approval is contingent upon the project receiving Zoning Board of Appeals approval for setbacks or a revised plan be submitted with the building location moved. Mr. Nemode seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

Mr. Norton moved to take the request from Stash Self Storage off the table. Mr. Taylor seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

No one was present to represent the request. The Commission had several questions regarding the site plan.

Mr. Taylor moved to postpone for up to three (3) regular meetings, the request for approval of a Special Use Permit/Site Plan from Stash Self Storage LLC specifically for mini warehouses at 4129 E. Wilder Road (JC Penney building) (09010B0700000700) (12.03R &S). Mr. Norton seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:07 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator