

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF SEPTEMBER 8, 2021 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 8th day of September 2021 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dave Engelhardt, Mark Norton, Bill Schubert, Brian Taylor

MEMBERS ABSENT: Sandy Covalleski, Mike Nielsen, Bob Thomas

At 5:30 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

The item on the agenda was a request for site plan approval from 2449 Two Mile Property Holdings LLC for property at 2449 Two Mile (0901003030003004).

Bay County Drain Commission requested that if approval is given, it be contingent upon review and approval by the Bay County Drain Commission office.

No comments were received from the Bay County Department of Water & Sewer.

No comments were received from the Fire Marshal.

The Bay County Road Commission had the following comments on the site plan. From the plans submitted, they understand the northern-most existing driveway will be maintained and improved. The southern existing driveway will be removed/eliminated. Based on the plans submitted, the proposed commercial access, drainage and work within the road right-of-way reasonably conform to current BCRC requirements. A plan set must be submitted to the BCRC for Board approval and issuance of a permit before any work can be completed within the Two Mile Road right-of-way.

Jay Wheeler from William A Kibbe & Associates represented the request. He explained the property was given site plan approval a few years back. No processing will be done on the site, packaging only. Mr. Wheeler added the driveway is concrete. There is stone and proposed landscaping around the site. The site plan shows four proposed hoop houses, 20'x140' each. Mr. Wheeler stated because of the hoop houses, additional parking was required. It is shown on the plan. They are in discussions with the Drain Commission for approval.

Mr. Taylor asked about the packaging. Shawn Dabish explained the product would be cultivated and packaged on site.

Mr. Schubert stated the type of landscaping was not shown. Mr. Dabish explained only certain types of plants could be grown around marihuana.

Mr. Norton stated there were storage containers on the site. Mr. Dabish stated the containers were temporary and held equipment. Once the business was up and running, they would be removed.

Mr. Engelhardt questioned the lech field shown. Mr. Wheeler explained certain drainage could not go into the sewer. The holding tank would be emptied by a commercial hauler.

Mr. Wheeler stated the property drained to the west and into the retention pond.

Discussion took place on the path from the hoop houses to the building. The path would remain gravel. The hoop houses are fenced in. There is no lighting in the rear of the property.

APPROVED

Mr. Norton moved to approve the request for site plan approval from 2449 Two Mile Property Holdings LLC for property at 2449 Two Mile (0901003030003004). The approval is contingent upon approval from the Bay County Drain Commission and the Bay County Road Commission. The fence shall be shown by the building. Mr. Taylor seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Norton seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED