

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF OCTOBER 14, 2020 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 14<sup>th</sup> day of October 2020 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBERS ABSENT: 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 Back Pack Boyz for property at 3697 Wilder Road (0901000830000500).**

Mr. Norton questioned parcel A & B and a shared drive. Dave LaRue stated that Daco Real Estate Holdings owns both parcels. The vacant parcel may be sold later. He added the drive was previously approved by the BCRC and the Planning Commission

Mr. Norton questioned parking. Mr. LaRue said that no demo was scheduled, and they do not plan on using the adjoining lot for parking, as it may be sold later. Mr. LaRue stated they can have an 10-15 additional spaces if needed, as they have plenty of space available.

Mr. Norton then asked about the easement for pipeline. Mr. LaRue mentioned he was not aware if it is active or not. The storm sewer is existing and active. He mentioned the water and sewer from a previous building was capped and would be used for a new building. Mr. Norton asked if the pipeline would need to be removed or moved. Mr. LaRue stated there will not be a need to excavate the pipeline.

No communication was received by the owner of the pipeline.

Mr. Schubert questioned if changes are planned to the footprint of the building. Rocky Shapena stated no changes were planned. Mr. LaRue mentioned the middle door on the west side was to be eliminated. He added the Planning Commission previously approved those plans. Any changes would be required to be stated on a building permit.

Mr. Norton asked if the parking lot next door would be used. Mr. Shapena stated it would not and he may be selling that property.

Mr. LaPlant questioned lighting. Mr. LaRue stated 20' LED lights on poles would be used. Permits would be pulled to install them. Mr. Schubert warned of any light pollution or exposure to those on Shrestha Drive.

Mr. Schubert suggested updating the drawing showing the 60' approved driveway and attaching a copy of the permit from BCRC. He also suggested calling Miss Dig before anything was done regarding lighting.

6:01 PM: M.N. motioned to conditionally approve with updated drawings and copy of driveway permit, lighting details and utilities.

*Mr. Norton moved to approve the request for site plan approval from Back Pack Boyz for property at 3697 Wilder Road (0901000830000500) with the stipulations of updated drawings being submitted with a copy of the approved driveway permit from the Bay County Road Commission and showing lighting and utility details. Mr. LaPlant seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**APPROVED**

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

Respectfully submitted,

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

Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**