

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF OCTOBER 26, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of October 2022 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Engelhardt, Norton, Platko, Schubert

MEMBER(S) ABSENT: Nemode, Taylor

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 September 28, 2022 regular meeting. Ms. Covaleski stated there was an error on page 2. The paragraph starting with Mr. Platko asked if the property would be filled, the capital T needed to be removed. *Ms. Covaleski moved to approve the minutes with the change. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. All members were in favor. The motion passed.*

The next item on the agenda was a request for approval of a site plan by Robert Nelson for property at 1000 N. Euclid (0901001730048000).

Robert Nelson represented the request. There are plans to improve the property. They provided more information as requested. The dumpster was moved to the rear of the property. The storage building is now a future project.

Mr. Nelson stated the current use of the property will remain. They are battling with MDOT regarding drainage. He added the south drive will be eliminated.

Jim Lillo of the Bay County Road Commission wrote with regard to the site plan submitted by Robert Nelson for property at 1000 North Euclid Avenue, they have the following comment on the petition. Euclid Avenue is under the jurisdiction of MDOT and not the BCRC, thus the BCRC has no jurisdiction.

Mosher Street is under the jurisdiction of the BCRC. The driveway proposed for access to the dumpster will require review and approval by the BCRC. The developer is required to submit plans to the BCRC for review, secure approval, then apply for a driveway permit and be issued a permit before any construction can occur within the Mosher Street road right-of-way.

Don Hundley of MDOT wrote the storm catch basins are shown going to the middle of the road but there is a storm main line behind the curb, where do they really go? Should only need one of the catch basins. They are adding to the impervious parking area so they will also need to submit calculations for storm water runoff. Private parking lighting is not allowed within the MDOT right of way. Sign is not shown on the proposed set. The drive entrance is to be 27' E_E M-opening.

A discussion took place on the comments regarding the roads.

Mr. Norton stated the lighting as shown needed to be removed. He asked about signage. Mr. Nelson stated there will not be a sign.

Mr. Platko stated the drainage issues need to be settled with MDOT. Mr. Nelson stated there is a civil engineer working on the drainage calculations. The repairs will be done.

Ms. Covaleski stated the requested variances were denied by the Zoning Board of Appeals. The new use is motels opposed to the apartments they previously requested. Motels don't have mailboxes.

Building Official Tim Mark advised the Township does not have control on the length of stay at a motel.

Mr. Nelson stated they plan on making the rooms larger than they currently are.

Mr. Norton asked if the island would be taken out. Mr. Nelson stated it would be.

Mr. Platko stated the lighting pole location needed to be modified. Mr. Nelson stated the pole would be moved into the grassy area.

Mr. Nelson stated he would not be the general contractor on the project. A discussion took place.

The obvious items lacking on the site plan are drain calculations, entrance size to comply with MDOT, lighting plan, dumpster details, and sidewalk construction details.

At 6:33 p.m., Brian Taylor entered the meeting.

Screening is required along the adjacent residential zoned property. After discussion, Mr. Nelson stated they would put up a vinyl fence.

Mr. Schubert stated a site plan needed to be presented that complies with the zoning ordinance.

Mr. Norton moved to postpone for up to three (3) regular meetings, the request for approval of a site plan by Robert Nelson for property at 1000 N. Euclid (0901001730048000). Mr. Taylor seconded the motion. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

Joe Sullivan, representing 4373 Wilder Road, requested a site plan approval extension for at least one year. He stated the site plan expires on October 28, 2022. They recently took over the business and will not have enough time to comply in three days.

Mr. Taylor moved to accept the request to extend the site plan approval for 4373 Wilder Road for one year. Mr. Norton seconded the motion. Mr. Sullivan stated they had no problem putting in a sidewalk, however, the adjacent property's fence may fall down when they meet up to it. The Commission agreed to look at the sidewalk issue at their next meeting. All members were in favor. Six (6) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:05 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator