

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF OCTOBER 27, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of October 2021 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, Schubert, Thomas

MEMBER(S) ABSENT: Nielsen, 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 8, 2021 special meeting. *Mr. Schubert moved to approve the minutes. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item was approval of minutes of the September 22, 2021 regular meeting. *Ms. Covelski moved to approve the amended minutes. Mr. Norton seconded the motion. Five (5) 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).

Ms. Covelski addressed the manhole location. Mr. Schubert stated they had the updated print. The addition of the one parking space is on the revised site plan. Mr. Norton stated everything has been addressed; the variance was updated, and the parking space was added.

The BCRC wrote with regard to the Site Plan filed for Kevin Leinberger for property at 3576 Old Kawkawlin Road, they have the following comment on the site plan. The proposed building and paved area are outside the road right-of-way and not regulated by the BCRC. The width of the existing driveway exceeds the BCRC's current standards. However, there is not a crash history at this location, meaning, currently, traffic in and out of the property is not negatively impacting traffic flow on Old Kawkawlin Road. The BCRC will allow the existing driveway width to remain, reserving the right (as with any commercial access) to require the property owner to improve the commercial access if a crash history begins to develop and/or traffic flow on Old Kawkawlin Road is negatively affected.

Bay County Drain Commission had no issues with the site plan. (No new comments were received since June meeting.)

Mr. Norton moved to approve the request for site plan approval from Kevin Leinberger for property at 3576 Old Kawkawlin (0901000810007000). Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item was a request for Site Plan approval from Liquid Gold Processing LLC for property at 3777 N. Euclid Avenue (0901000830013500).

Justin Elias represented the request and stated from "Blight to Beautiful" for his site plan.

Ms. Covelski requested clarification of the processing procedures. Mr. Elias stated 70% packaging, 30% distilling. The process is from tree to liquid form. Mr. Schubert asked about heat, pressure, and conversion.

Mr. Elias stated the machine is in a solid room with proper ventilation. There is an extractor lab for the chemicals. Mr. Elias stated he could provide a chemical list to anyone if requested. Mr. Elias also owns Puff Cannabis Company in Bangor Township.

Mr. Schubert was confused regarding the property line and the railroad site. There appeared to be a “no man’s land”. The measurements were questioned. Mr. Norton asked if there was a previous survey. Mr. Elias stated the last survey was done in 1950 or 1960. Mr. Schubert asked if there was an easement from the railroad. Mr. Elias said he did not have one. There is no access easement from the railroad to get to the dumpster which is behind the building. Mr. Norton suggested contacting the railroad for a written agreement or easement.

Ms. Covaleski stated that the parcel number was wrong on site plan.

Mr. Schubert questioned the kitchen. Mr. Elias stated it consists of four walls with stainless steel tables for packaging. The lighting plan was also a concern. Mr. Elias said they will have black LED lights. If the lights are too bright, they can be directed down. If it is an issue, they do not need to be on the front of the building. They have a 24-7 security system with an analytic speaker and a live person to speak to the person on the premises.

Mr. Schubert questioned the parking deviation. Mr. Norton had no issue with deferred parking. Mr. Schubert asked if the State does inspections. Mr. Elias stated they did. The concern is there are no parking spaces for the State Inspectors. Mr. Elias stated they will always have notice of the State coming and can plan for the parking. Mr. Schubert asked about where the vehicle enters and leaves with product. Mr. Elias stated they only use vans. One bay is kept open with the overhead door facing Euclid. The van can drive through front to back. The other three doors are blocked.

Mr. Schubert had an issue approving the site plan without a railroad easement or operating agreement. He would like to see a viable way for a truck to come in and out. Maybe there should be a different location to load. Deferred parking should be addressed. Mr. Schubert stated Mr. Elias needs to have an engineer check the survey.

Mr. Norton requested an updated table for the calculation. The 50 foot right of way needs to be shown. The parcel number needed to be on the site plan. Access for dumpsters should be shown. Approval from the railroad granting permission to use their property is required. Specific measurements need to be given.

MDOT will require a permit for all work within the right of way. This is a change of use and will be required to reduce access to the parcel. The driveway allowed will be a 27-foot M opening with curb & gutter radii and paved approach. Attached is what is required for plan submittal.

The Drain Commission had no issues for storm water.

Mr. Norton moved to postpone, for up to three regular meetings, the Site Plan request for Liquid Gold Processing LLC for property at 3777 N. Euclid Avenue (0901000830013500). Ms. Covaleski seconded motion. Five (5) 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 regarding Goals & Objectives, Community Demographics, and Future Land Use Discussion, and maps. One of the concerns from the survey was the complaint form for Code Enforcement to be more user friendly.

Discussion took place on mixed use zoning. Ms. Stewart commented the signage portion of the Zoning Ordinance needs to be updated.

Ms. Stewart will save the Future Land Use for the next meeting.

Mr. Thomas submitted his resignation letter.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Amy Bellor
Inspection Clerk