

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF NOVEMBER 22, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22<sup>nd</sup> day of November 2022 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Nemode, Norton, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Engelhardt

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 October 26, 2022 regular meeting.** *Mr. Taylor moved to approve the minutes as presented. Mr. Nemode 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 from Bay Harbor Pointe II multiple-family dwellings, including garden apartments, townhouses, multiplex units, condominiums, and two-family dwellings. (Section 14.03 A (Section 10.03M)).**

Troy Andrews of Wade Trim stated the site plan for the development has been approved. All needed zoning variances were received. The only thing lacking is the Special Exception Use permit for condominiums in an Industrial zoning.

Mr. Schubert opened the public hearing. There was no one in the audience for or against the request. Mr. Schubert closed the hearing.

Ms. Covaleski reported on the variances that were approved by the Zoning Board of Appeals.

Mr. Andrews stated he was working on an access easement.

No comments were received from the BCDWS.

The Bay County Road Commission wrote they had no comment regarding the request. Special Use Permits are reviewed and approved by the Township. Previous comments were 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.

No comments were received from the Fire Department.

Mr. Schubert stated he had no issue with the special use. The easement should have been taken care of prior to site plan approval but it wasn’t the Planning Commission’s issue.

*Mr. Taylor moved to approve the Special Use Permit from Bay Harbor Pointe II multiple-family dwellings, including garden apartments, townhouses, multiplex units, condominiums, and two-family dwellings. (Section 14.03 A (Section 10.03M)). Mr. Nemode seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was the public hearing for the Township Master Plan. *Mr. Schubert moved to open the public hearing. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Jennifer Stewart of Spicer Group presented the Master Plan. She stated no changes have been made since the last review.

Mr. Schubert closed the public hearing.

*Ms. Covaleski moved to adopt the Township Master Plan by the presented resolution. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Platko seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:28 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator