

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF NOVEMBER 30, 2021 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 30th day of November 2021 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, Mike Nielsen, Mark Norton, Dave Platko, Bill Schubert, Brian Taylor

MEMBERS ABSENT: Dave Engelhardt

At 6:00 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

The next item was approval of minutes of the September 22, 2021 regular meeting. Ms. Covaleski stated her name was misspelled in the minutes. *Ms. Covaleski then moved to approve the minutes with the spelling of her name corrected. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for site plan approval from Dion Socia for property at 3563 Old Kawkawlin Road (0901000810021000).

Mr. Socia stated he would like to open a tattoo studio.

The BCRC wrote with regard to the site plan filed for Dion Socia for property at 3563 Old Kawkawlin, the proposed parking is within the road right-of-way and requires patrons to back out of the parking spaces, possibly directly onto Old Kawkawlin Road. This is a maneuver the BCRC does not allow. Accounting for the lot size, configuration, previous use of the building and parking layout, we will require the developer's engineer to confirm parked vehicles will not routinely be forced to back out onto Old Kawkawlin Road to exit the property. The BCRC will require a Board approved permit to park within the existing road right-of-way. The site plan must also be reviewed and approved by the BCRC before the business can begin operating.

Mr. Socia commented he never had an issue backing out of a front parking place. Mr. Nielsen stated clarification from the Road Commission was needed.

Mr. Platko stated the number of chairs dictated the amount of parking. Mr. Socia stated he planned to start small and adding chairs.

A lengthy discussion took place on size, location and required number of parking spaces.

Mr. Schubert suggested obtaining an easement from one or both adjacent neighbors for access to the rear of the property. Mr. Socia stated he has casually spoken with the neighbors regarding driving over their property. No one was opposed to it.

Mr. Nielsen stated details regarding the proposed fence needed to be included. Mr. Socia stated he was not putting the fence up. Mr. Nielsen stated details should be added to the site plan if it was put up or it should be removed from the site plan.

Mr. Socia explained he would like to level off the rear of the property near the building and possibly use it for parking. Elevations and how the property drained were discussed.

Mr. Socia stated he has replaced the bulbs for the outside lights. The existing sign will be removed. A wall sign will be put up.

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Mr. Norton commented Mr. Socia should contact the Road Commission to see what will be required. Mr. Socia should demonstrate how vehicles can back out without going into the roadway.

Mr. Nielsen stated all the items listed on the site plan application should be on the site plan, if applicable. The proposed plan is lacking many items.

Mr. Schubert explained Mr. Socia's options. The site plan had many deficiencies. Postponing the request would allow Mr. Socia time to gather easements with neighbors and figure out parking.

Mr. Nielsen moved to postpone, for not more than three (3) regular meetings, the site plan approval from Dion Socia for property at 3563 Old Kawkawlin Road (0901000810021000). Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:03 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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