

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF DECEMBER 16, 2020 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 16<sup>th</sup> day of December 2020 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, Taylor, Thomas, Schubert

MEMBER(S) ABSENT: Nielsen

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 14, 2020 special meeting.** Ms. Covaleski moved to approve the minutes. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

**The next item was a request for a Site Plan approval for Diamond Cut Farms for the property at 3208 Patterson Road (0901000420054011).**

Jay Wheeler of Kibbe & Associates (Luke & Ashley Super) represented the site plan. Kibbe & Associates are working with the Drain Commission on a proper site drainage. Easement access on the North drive must be proven. There are eight parking spaces in front and seven additional spaces on the side off Morley Drive. Mr. Wheeler stated they are looking to deferred 37 parking spaces until a need is shown. Lighting between building needs to be well shielded and not trespass onto roadway and neighboring properties. Existing site has water for Building 1 and does not need additional water for the other buildings. The new onsite dumpster needs to be secure and enclosed. The East container needs to be moved back 20 feet to meet the setbacks. The prints need to be adjusted to comply with setbacks. Mr. Schubert asked if Fire Department had any comments. Building Official Tim Mark stated no comments were received. Mr. Schubert stated that a copy of the 25' easements for the North and West are needed. Ms. Covaleski stated the easement recorded shall be recorded not just a verbal agreement.

Jim Lillo of the Bay County Road Commission wrote regarding approval of a Site Plan for Diamond Cut Farms (Ashley Super) for property at 3208 Patterson Road, west side, between Beechwood and Christiana, for an addition to existing buildings and a new building, they have no objection to or comments, on the site plan. Due to the current location of the existing building and proposed expansion, there is limited options for parking. The existing parking is well off the edge of the southbound travel lane, is limited to eight (8) spaces and should provide adequate vehicular maneuverability for those exiting the property. There is no known accident history associated with this location.

*Mr. Norton moved to approve the request for Site Plan approval filed by Diamond Cut Farms for the property at 3208 Patterson Road (0901000420054011) contingent upon the shipping containers being moved 20' to the West so they are not in the front yard setback. Also, the easements on the North and West shall be recorded and a copy giving to the Township. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item was a request for recommendation of approval to Township Board for the rezoning of property at 4501 East Wilder Road (0901001030000501) from C-2, General Commercial District to I-2, General Industrial District.**

Jeff Korpala stated in 2016, their business requested a portion of their property be rezoned from I-2 to C-2. He is now requesting it to be rezoned back to Industrial for future business to be able to have more business opportunities.

Mr. Schubert opened the meeting up for public input. No one spoke in favor or against the request.

Jim Lillo of the Bay County Road Commission wrote regarding a request to rezone property at 4501 East Wilder Road (J Korpala Development) from C-2 to I-2, located in the Northeast quadrant of the Wilder Road/Patterson Road intersection, they have no jurisdiction regarding zoning issues. One maintenance related comment, if the rezoning will contribute to eliminating the property owner crossing the Patterson Road right-of-way and paved trailway north of their existing Patterson Road entrance with vehicles and camper trailers, the BCRC is in favor of the rezoning.

Mr. Schubert asked if any other comments were received with concerns. Mr. Mark stated no. Mr. Schubert closed discussion. Mr. Norton stated he had no issues with the change to I-2. Ms. Covaleski states I-2 is adjacent and makes sense.

*Ms. Covaleski moved to recommend approval to Township Board for the rezoning of property at 4501 East Wilder Road (0901001030000501) from C-2, General Commercial District to I-2, General Industrial District. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item was a request for a Site Plan approval for Matthew and Lauri Parent for the property at 4451 Ace Commercial Court (09010A0300001300).**

Ms. Covaleski requested to be recused from review due to financial interest.

There was no representation for the request.

Mr. Norton questioned the parking change for the grow facility. Mr. Schubert asked about the layout inside and product shuffling between buildings. Mr. Norton asked if the site plans would be handled together or separately. Mr. Schubert said they will handle each separate since they were applied for separately. Mr. Schubert stated the site plan application was not complete.

Jim Lillo of the Bay County Road Commission wrote regarding approval of a Site Plan for Matthew and Lauri Parent for property at 4451 Ace Commercial Court, cul-de-sac on the west side of Patterson Road, between Jean Road and Wheeler Road, for renovation of an existing building, they have no objection to or comments on, the site plan. Ace Commercial Court is a private roadway and not under the jurisdiction of the BCRC.

*Mr. Norton moved to approve the request for Site Plan approval from Matthew and Lauri Parent for the property at 4451 Ace Commercial Court (09010A0300001300). Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item was a request for a Site Plan approval for Matthew and Lauri Parent for the property at 4471 Ace Commercial Court (09010A0300001500).**

Ms. Covaleski also requested to be recused from this review due to financial interest.

There was no representation for the request.

Mr. Schubert stated the request is a carbon copy of the one for 4451 Ace Commercial Court.

Jim Lillo of the Bay County Road Commission wrote regarding approval of a Site Plan for Matthew and Lauri Parent for property at 4471 Ace Commercial Court, cul-de-sac on the west side of Patterson Road, between Jean Road and Wheeler Road, for a new building, they have no objection to or comments on, the site plan. Ace Commercial Court is a private roadway and not under the jurisdiction of the BCRC.

*Mr. Norton moved to approve request for Site Plan approval from Matthew and Lauri Parent for the property at 4471 Ace Commercial Court (09010A0300001500). Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Ms. Covaleski reentered the meeting.

**The next item was a request for a Site Plan approval for Terry Laskowski for the property at 3660 Patterson Road, Building D (0901000920015503).**

Jim Lillo of the Bay County Road Commission wrote with regard to approval of a Site Plan for Terry Laskowski (Bullitt Properties) for property at 3660 Patterson Road, west side, between Ace Commercial Court and Wheeler Road, for addition of utilities, fence and other improvements, they have no objection to or comments on, the site plan. This property accesses Wenglikowski Drive, which is a private roadway and not under the jurisdiction of the BCRC.

There was no representation for the request.

A discussion took place regarding postponing the request for 30-60 days since there is no representation.

The site plan needed to be updated so that it is not bleached out.

*Mr. Thomas moved to postpone the request for site plan approval from Terry Laskowski for property at 3660 Patterson Road, Building D for not longer than the February 24, meeting. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:00 p.m.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Amy Bellor". The signature is written in black ink and is positioned above the printed name.

Amy Bellor