

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF DECEMBER 21, 2022 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 21<sup>st</sup> day of December 2022 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Engelhardt, Nemode, Norton

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 November 22, 2022 regular meeting.** *Ms. Covaleski moved to approve the minutes as presented. Mr. Taylor seconded the motion. Four (4) 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). No one was present for the request.**

Mr. Taylor moved to table the request. Ms. Covaleski seconded the motion. *Four (4) 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 Thomas Defer for property at 4443 E. Wilder Road (0901000940027500).** Mr. Defer and attorney Dennis Cowlen represented the request.

Mr. Cowlen stated the building would be for a marihuana retailer. Mr. Defer will be the sole operator. He has been pre-qualified by the State. Mr. Cowlen explained the property was previously approved for the same use but never used. The footprint of the building would remain the same. A traffic control plan has been submitted to the Bay County Road Commission.

No comments were received from the BCDWS.

The Bay County Road Commission wrote with regard to the site plan submitted by Thomas Defer for property at 4443 Wilder Road, they have the following comments on petition. Due to the small size of the parcel and type of business, the commercial entrance proposed appears to be acceptable as presented. Connection to the Wilder Road storm sewer with an 8" outlet, also appears to be acceptable, as the small lot size is not expected to generate enough storm runoff to compromise the Wilder Road storm system. Plans must be submitted, reviewed, and approved by the BCRC before any construction can begin within the Wilder Road right-of-way. A detailed construction traffic plan must be submitted, reviewed, and approved for construction of the new driveway curb & gutter. Being this property is on a curve, giving traffic enough warning/time to move over a lane, is of utmost importance. Further, the plans should be submitted (if not already) to the Bay County Drain Commissioner's office for review and approval.

No comments were received from the Fire Department.

Bay County Drain Commission had no issues.

Mr. Schubert commented the exterior lighting shall be aimed down and needed to comply with the Township's ordinance.

Mr. Cowlen stated the existing ground sign will be maintained.

*Mr. Taylor moved to approve the site plan request by Thomas Defer for property at 4443 E. Wilder Road (0901000940027500). Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

There was no public input.

Building Official Tim Mark reported a Dangerous Building hearing was schedule for the building at 3 State Park Drive. He requested the Planning Commission begin requiring performance guarantees for projects. Mr. Taylor stated the Township Board discussed the matter and agreed 10% of the construction valuation would be sufficient.

Mr. Taylor reported the Township Board was pleased with the new Master Plan.

*Ms. Covaleski moved to remove from the table the request by Robert Nelson for property at 1000 N. Euclid (0901001730048000). Mr. Taylor seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

No one was present representing the request.

Mr. Schubert moved to postpone until the January 25, 2023 meeting the request for approval of a site plan by Robert Nelson for property at 1000 N. Euclid (0901001730048000). Mr. Taylor seconded the motion. *Four (4) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Platko seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:35 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator