

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF DECEMBER 22, 2021 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd day of December 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, Platko, Schubert

MEMBER(S) ABSENT: Nielsen, Norton, 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 November 27, 2021 special meeting. Ms. Covaleski stated in the third paragraph from the bottom, the tense of the first sentence needed to be changed. *Ms. Covaleski moved to approve the minutes with the correction. Mr. Schubert seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval by ROC Wash Holdings LLC for property at 3741 Wilder Road (0901000830030503). Steve Knoll represented the request.

Mr. Knoll stated the carwash is franchised and the fastest growing one in the USA. They are expanding in Michigan. The proposed building will be modern. Mr. Knoll added the facility will be 4,500 square feet with three pay lanes. They can wash 200 cars an hour. There will be 4-5 employees working at one time.

The BCRC wrote with regard to the Site Plan filed for ROC Wash Holdings, LLC (Tommy's Express Carwash) for property at 3741 Wilder Road, they have the following comments on the site plan. Based on the plans submitted, the new development will utilize the existing driveway accesses. The plans must be submitted to the BCRC for review and approval prior to completing any work within the Wilder Road right-of-way. The contractor must also secure a permit from the BCRC before working within the road right-of-way.

The Bay County Drain Commission will not require storm water detention for the site since it was mostly impervious with the existing site. They will need a SESC Permit.

Mr. Knoll stated they will meet all the Road Commission's requirements.

Mr. Platko asked if any changes would be made at the road. The existing entrances will be utilized but there may be curb changes.

A discussion took place on elevations. Mr. Knoll stated the site will run to drains, not the road.

Ms. Covaleski stated seven parking spaces are required but six are shown. Mr. Knoll stated they will meet the requirement.

There are poles at the rear of the property. Mr. Knoll stated he will record utility easements if possible.

Mr. Platko asked if the same plan is used for every carwash. Mr. Knoll stated the buildings are the same, but the sites differ.

Mr. Knoll stated the accessory building will be kept temporarily but will eventually be removed. They will use it for storage during construction.

Mr. Knoll stated they will not be providing access through their site for adjacent neighbors.

Building Official Tim Mark explained to the Commission why the applicant did not need a Special Use Permit. The use is an allowed use. However, in the Zoning Ordinance, it is listed as both an allowed use and a special use.

Mr. Knoll was informed the stacking must be shown on the site plan. Mr. Knoll stated it would be added and any signage would meet code.

Mr. Schubert moved to approve the request for site plan approval by ROC Wash Holdings LLC for property at 3741 Wilder Road (0901000830030503) with the following changes: corrections to the distances shown to the canopy, additional parking for the accessory building shown, and amount of stacking to be shown. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Mr. Mark stated he spoke with the railroad regarding Liquid Gold. The railroad representative told him they do allow access as discussed but a site plan is needed. If plans are submitted and approved by the railroad, Liquid Gold can go back before the Planning Commission.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Engelhardt seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:40 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator