

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF APRIL 11, 2018 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 11<sup>th</sup> day of April, 2018 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, Dave Engelhardt, Vicki Roupe, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Mike Nielsen, Mark Norton

At 5:30 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

**The first item on the agenda was a request for recommendation of approval to Township Board for the rezoning of property at 116 State Park Drive (0901000820021500) from R-3, Single Family Residential District to C-2, General Commercial District.**

Ryan Valderas represented the request. He distributed a handout to the Commission with some questions and with reasons why they would like the property rezoned to allow for a storage facility. Mr. Valderas explained the Township's Master Plan was out of date. He stated after doing research, they found there was a need for storage facilities in the area. Mr. Valderas stated the existing home on the State Park Drive side would be torn down and the property would be cleaned up. They plan to have three lots along State Park Drive for residential use. He stated the elevation of the property is a concern and they plan to capture their own runoff and improve the drainage of the area.

Mr. Valderas asked for a conditional rezoning to Commercial-2 zoning specifically for storage units.

Mr. Schubert opened the public hearing. There was no one in the audience in favor of the request.

Deb Bruske of 3662 State Street Road stated she was against the request. She showed the Commission photos of how her property floods. She was concerned that if the property is developed, it will get worse. She stated there are several properties already zoned commercial that could be utilized. Rezoning that property would be spot zoning.

Mr. Schubert explained to the audience the rezoning request would not cover drainage problems. If the property ever comes before the Commission for site plan approval, then the drainage could be addressed. This meeting was only for the Planning Commission to make a recommendation to the Township Board regarding the rezoning of the property.

Jeff Anderson of 124 State Park Drive stated he was also concerned with drainage. He would like the property to remain residential. He commented there may be a need for more storage facilities but he did not want the zoning change.

Elaine Davis of 3692 State Street Road stated the property has always been residential and it should be left that way.

Kristina Appold of 4887 Two Mile asked why this property was chosen. She wanted to know if the owner got a good deal on the property and that was why they wanted it rezoned. She added there are many businesses closing that could be used. This property would be better for housing.

Don Rankin of 99 State Park Drive stated he purchased his house because of the beauty of the area. He does not want it commercialized. Storage areas are not needed along State Park Drive. He did not want to see his standard of life nor his property values decrease. He did not want the area to turn into Flint.

**APPROVED**

Gary Dutsky of 3828 State Street Road stated he supported all of the previous comments. Storage buildings would be an eyesore and the drainage problem would get worse.

Kristen Shelogowski-Kohn of 102 State Park Drive had concern with the property values going down. She is not interested in having the property used for any of the things listed as permitted uses in C-2.

Stephanie Evans of 3690 State Street stated she just purchased her property. Water issues are a concern. She was worried the noise from a commercial business may disturb her autistic daughter.

Mike Shur of 144 State Park Drive commented a storage facility may bring more crime to the area. There is usually only one deputy working in the Township. The development would be in people's back yards. Drainage is also a concern.

Gus Rudnick of 77 State Park Drive did not know why the property needed to be changed. He would like it left residential.

Rogg Bruske of 3662 State Street Road stated there were plenty of existing properties and buildings that could be developed.

Mr. Schubert closed the public hearing portion of the meeting.

Mr. Schubert clarified the Commission could not put conditions on a rezoning. The flooding issues cannot be weighed in on at this meeting. He added the rezoning request did not include the property along State Park Drive. The frontage and 265' in depth along State Park Drive would remain residentially zoned.

Mr. Valderas stated the Future Land Use Map and Master Plan are expired. He did not want to see the Plan and Map updated later to allow what they would like to do and lose this opportunity.

Mr. Schubert recognized the Master Plan was out of date and the Township has discussed updating it. Currently, there are budget constraints. Updating the Master Plan is a lengthy process. When the previous plan was being done, there were public meetings and hearings to get residents and businesses' opinions on what should be done in the Township in the future.

Ms. Covaleski commented the last commercially zoned property is four parcels over. The property in question is surrounded by residential zoning. She did not see it as an option to rezone it as requested. It would be spot zoning. Ms. Roupe agreed.

Mr. Schubert stated he reviewed the Master Plan. The Future Land Use map was created with public input. Things have changed and it all needs updating. He tried to find a way to make the proposal work and he couldn't. Mr. Schubert added he has seen the projects done by Mr. Wilson and they are all great but he cannot vote to rezone the property legally.

Mr. Thomas stated he sees both sides of the issue. Many have stated their case against the request. There is also a business owner interested in investing in the Township. Unfortunately, rezoning the property would be spot zoning and can't be done.

Mr. Engelhardt concurred with the comments. The request doesn't fit the area. He added the area may change from having wildlife and being vacant.

Mr. Schubert stated if you don't own the property, you can't control it.

A discussion took place on the drainage issue in the area.

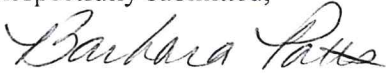
Mr. Schubert advised the property owners to do their homework before they split the property even if it is developed as residential.

**APPROVED**

*Mr. Schubert moved to recommend to the Township Board that the zoning of property at 116 State Park Drive (0901000820021500) remain R-3, Single Family Residential. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Thomas moved to adjourn. Ms. Roupe seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:25 p.m.*

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Barbara Potts".

Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**