

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF APRIL 23, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of April 2014 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dick Bishop, Ed Davis, Ed LaPlant, Mike Nielsen, Mark Norton, Bill Schubert, Tom Washabaugh

MEMBERS ABSENT: None

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

The first item on the agenda was approval of the February 26, 2014 regular meeting minutes. *Mr. Norton moved to approve the minutes. Mr. Bishop seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for site plan approval for Dave Schmidt for property at 3290 Patterson Road (0901000440001500).

No one was present to represent the request. *Mr. Bishop moved to table the item. Mr. Davis seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for site plan approval for Versa Development for property at 4107 Wilder Road (09010B0700000300).

Josh Cykiert of Versa Development represented the request. They are proposing a mixed usage on the old Lone Star site. The existing building will be removed. Two new buildings will replace it. The first will be 2,700 square feet with a drive thru. The second building will be 5,700 square feet and have three businesses, one with a drive thru.

Mr. Cykiert stated there is a lack of curb cut on the site. They are proposing a right turn in and right turn out along Wilder Road and a full access curb cut which would allow a left turn out onto State Street. He added a traffic study was done and was presented to the Bay County Road Commission. The Road Commission has to approve the access to the site.

The DWS wrote the current Lone Star Restaurant is provided with sanitary sewer service with a sanitary main in an easement along the West side of the property. This main also provides service to the Fairfield Inn. The current plan indicates abandonment of a portion of this main and rerouting it to the West around the West side of proposed building "D". This department has no objection to this, provided service to the Inn is maintained at all times and the new main is inspected and installed according to the standards and specifications required by our department. Additionally, there is no new easement shown on the plans which must be obtained and recorded with a copy provided to our department prior to the start of construction. Finally, there is no provision shown on the plans as to how they are proposing to provide both water and sanitary service leads to these two buildings. Both of these service locations will need to be agreed to by the Township and our department prior to beginning construction.

APPROVED

The Fire Department takes no exception to the request from Versa Development for property at 4107 Wilder Road.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for site plan approval for Versa Development for property at 4107 Wilder Road – they have the following comments on the petition. They have been in discussions with Versa Development for the past several months primarily in reference to the commercial access requests they are proposing along both Wilder Road and State Street Road. This is one of the top five intersections in the County with regard to vehicular traffic volume. They also are in the process of reviewing access points throughout the Wilder Road corridor. Thus, they want to gather the facts and make an informed decision as to whether or not the commercial accesses proposed will increase vehicle conflicts and/or more traffic congestion. At this point in time, they have secured a traffic consultant to review the Traffic Study submitted by Versa Development and are providing the submitted information to them. They expect an opinion from them prior to the end of the month.

With regard to the request for site plan approval for this development, assuming the site plan is acceptable to the Planning Commission and in a condition that is approvable by the Commission, we recommend the Planning Commission approve the site plan contingent upon the BCRC's commercial access approval.

Mr. Schubert commented he went over the options with the Road Commission. His understanding was the Road Commission would like to have the site developed without having the increased traffic as an issue.

Mr. Cykiert stated they hope to have the project completed by late summer or early fall.

Mr. Schubert remarked he didn't believe the access would work as shown on the plan. He explained the procedures for making changes to an approved plan and for a postponement.

A discussion took place on the possible tenants and parking requirements. Mr. Cykiert mentioned their other developments are tenant driven. Mr. Norton stated the Township's Zoning Ordinance sets the standards for parking requirements. Mr. Nielsen stated calculations for parking should be shown. Mr. Norton added parking spaces are required to be 20' in length. A variance may be required.

The locations of the water and sewer leads and their access to the site need to be shown on the plan. The fire hydrant needs to be identified on the plan.

Mr. Norton pointed out there are sidewalks on site. They will not need to be constructed.

A discussion took place in regard to drainage. A more detailed grading plan was requested. More catch basins may be needed.

Mr. Nielsen stated the elevations for building D were mislabeled.

Mr. Norton requested curb cross section details be added to the plans.

Mr. Washabaugh had concerns with the landscaping. If the ingress/egress is approved, the proposed location of the bushes may become a vision obstruction. The existing sign will remain the same in location and size.

APPROVED

More discussion took place on postponing until after the traffic report from the Bay County Road Commission was received. Parking space size, parking setbacks, water and sewer leads, slopes, proposed easement location and call out notes all need to be added to the site plan. Mr. Bishop added Bangor Township was in Bay County and that needed be changed on the first page of the plans.

Mr. Norton moved to postpone until no later than the June 25, 2014 meeting the request for site plan approval for Versa Development for property at 4107 Wilder Road (09010B0700000300). The Commission will accommodate if a special meeting is requested. Mr. Nielsen seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Mr. Bishop moved to take the request for site plan approval for Dave Schmidt for property at 3290 Patterson Road (0901000440001500) off the table. There were no objections. No one was in attendance to represent the request.

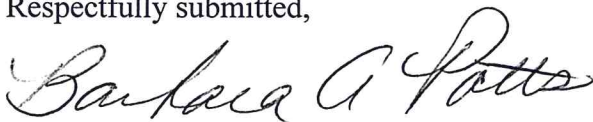
Mr. Nielsen stated it looked like an old site plan. The legend doesn't go with the plan. He can only assume the request is for the highlighted addition.

Mr. Washabaugh noted the plan was not accurate. Mr. LaPlant stated no dimensions were shown. It was agreed that a better plan needed to be submitted. A better description of the proposal, elevations, building height, drainage, impervious areas, storm drainage, the swale and drainage needed to be shown on the site plan.

Mr. Nielsen moved to postpone until no later than the June 25, 2014 meeting, the request for site plan approval for Dave Schmidt for property at 3290 Patterson Road (0901000440001500). The additional information previously mentioned should be added to the site plan. Mr. Schubert seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:45 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED