

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF APRIL 25, 2018 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th 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: Dave Engelhardt, Mike Nielsen, Vicki Roupe, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Sandy Covaleski, Mark Norton

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 March 28, 2018 regular meeting minutes. Mr. Schubert advised on page 3, Mr. Benchley was referring to the location of the fire extinguishers inside the building, not fire hydrants. *Mr. Thomas moved to approve the minutes with amendments. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of the April 11, 2018 special meeting minutes. *Ms. Roupe moved to approve the minutes as presented. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for amended site plan approval from Jack Morley/Ashley Super for property at 3208 Patterson Road. (Postponed until April 23, 2018 meeting.)

There were no changes to the previously submitted site plan nor was there anyone in attendance.

Mr. Nielsen moved to deny the request for approval of an amended site plan approval from Jack Morley/Ashley Super for property at 3208 Patterson Road. Mr. Schubert seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from Great Lakes 101 LLC for property at 1694 Marquette Street.

Tom Defer represented the site plan. He stated he needed a land use designation of "F". The property is zoned Industrial.

Mr. Engelhardt stated he didn't know what "F" was in reference to in the Zoning Ordinance. Industrial zoning allows for his proposed use.

Mr. Nielsen asked what was being referenced in regard to "F". Mr. Defer stated it's for a hazardous usage. His facility is for growing medical marihuana. He has the proper permits.

Mark Schmidt, owner of the property, stated the "F" was the State of Michigan's designation.

Mr. Nielsen asked who directed Mr. Defer to come before the Planning Commission for that designation. Mr. Defer stated Building Official Neil Froncek did.

After discussion, it was decided the site plan review was for a change of use. The building previously was used for an office.

Jim Lillo from the Bay County Road Commission had no comment.

The Bay County Drain Commission had no comment.

Fire Marshal Starkey had no comments.

BCDWS takes no exception to the proposed plan.

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No changes were being made to the site or footprint of the building. The proposed use is an approved use for the building.

Mr. Engelhardt moved to approve the request for site plan approval from Great Lakes 101 LLC for a change of use for property at 1694 Marquette Street. Mr. Schubert seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from Power Shift LLC for property at 3800 S. Huron Road.

Sharon Larocque represented the request. She explained they needed a building for inside storage. They would like the building placed on the lot line.

Mr. Schubert asked if the building would be used for repairs. Ms. Larocque stated it would only be a warehouse.

Mr. Nielsen stated the ordinance calls for the building to have a 20' setback unless there are no windows or doors on that side of the building, then the setback could be 10'. The zoning ordinance also allows for a 0' setback on the interior of a district if the building meets the building code.

A discussion took place regarding an existing catch basin being located where the building is proposed, how to relocate the basin and overall drainage.

Don Hundley from MDOT had no comments.

Jim Lillo from the Bay County Road Commission wrote they have no comment to the request. South Huron Road (M-13) is a roadway under the jurisdiction of the MDOT.

The Bay County Drain Commission had no comment.

Fire Marshal Starkey had no comments.

BCDWS takes no exception to the proposed plan

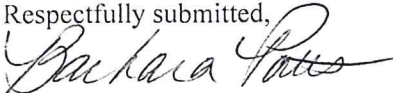
Mr. Nielsen explained the location and size of the building, drainage, location of dumpster, elevations, etc. must be shown on the site plan.

Mr. Nielsen commented a 10' setback should be required since there won't be a common wall with the adjacent property owners. Ms. Larocque was agreeable with that. Mr. Nielsen added the amount of parking may be impacted and calculations should be added onto the site plan.

Mr. Thomas moved to postpone the request for site plan approval from Power Shift LLC for property at 3800 S. Huron Road until the May 23, 2018 meeting. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The last item on the agenda was Zoning Ordinance review of Articles 19.00 and 23.00. The Commission discussed and requested the presented amendments be brought back to the Planning Commission at the May meeting for recommendation to the Township Board.

Having no other business before the Commission, Mr. Engelhardt moved to adjourn. Ms. Roupe seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Barbara A. Potts
Planning Commission Coordinator

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