

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF APRIL 26, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of April, 2017 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandra Covaleski, Neil Froncek, Mike Nielsen, Mark Norton, Ed LaPlant, Bill Schubert

MEMBERS ABSENT: Eric Krenz

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 22, 2017 regular meeting. Mr. Nielsen stated on page 2, 4th paragraph from the bottom, last sentence; it should read “Mr. Kegley stated he has approved permits for the existing buildings”. *Mr. Norton moved to approve the minutes of the March 22, 2017 meeting with the change. Mr. LaPlant seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for amended site plan approval from Saginaw Valley Naval Ship Museum for property at 1680 Martin Street. Mike Kegley presented the site plan.

Mr. Kegley explained the drawing was done by an architect.

There were no problems with any of the buildings after the flood a couple weeks ago.

Mike Brown wrote the BCDWS takes no exception to the proposed site plan.

The Fire Marshal had no concern.

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

The Drain Commissioner had no comment.

Mr. Norton asked what changes were on the presented site plan. Mr. Kegley stated the elevations were added. The Commission questioned if the elevations were for the land or finished floor. Mr. Nielsen asked what datum was used to establish the elevations. Mr. Kegley did not know.

Mr. Nielsen had concerns with anything being put in the floodway. Mr. Kegley stated the proposed location is farther from the River than what exists. Mr. Nielsen commented FEMA would have issues with the location of a building in a floodway.

Mr. Schubert stated the setbacks of the buildings are not shown on the site plan. Variances were granted and the distances should be shown on the plan.

Mr. Froncek suggested the DEQ examine the site plan. A discussion took place on who had jurisdiction of the floodway. Mr. Kegley stated he previously presented a letter from the DEQ.

Mr. Schubert commented the proposed new location of the office building was in a swale. Mr. Kegley stated it was not going to be in the swale. Mr. Schubert stated the location would need to be changed on the site plan.

Mr. Nielsen advised Mr. Kegley to get an engineer to do the site plan. The plan needs to show the floodway, flood plain, elevations and which datum was used. All the items listed on the site plan application need to be on

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the site plan plus they need to know which datum is used. Buildings were put on the site without site plan approval. Said buildings were permitted after their placement.

Mr. Norton asked where the parking would be for the proposed office location. The amount of parking for the site would need to be calculated and spaces shown on the plan. Mr. Froncek advised all ADA requirements would have to be met.

Mr. Norton stated the first approved site plan had several pages. The presented plan is one page and some information has been lost.

It was recommended to Mr. Kegley to have an engineer assist in preparation of a new site plan. All items on site plan application have to be on the site plan. Elevations, floodway, flood plain and the datum used to establish elevations must be on the plan.

Mr. Schubert moved to postpone, for up to three month, the site plan approval request from Saginaw Valley Naval Ship Museum for property at 1680 Martin Street. Mr. Froncek seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The last item on the agenda was request for site plan approval from SC Johnson for property at 4867 E. Wilder Road.

Gary Schultz, Project Manager; Scott Hemeyer, Engineer; and Dean Scheckelhoff were present.

Mr. Schultz explained site plan approval was granted in December 2016. The research and development department needed more space. They are proposing a 30' addition to the North (6,000 square feet). There would be some other minor changes.

Mr. Hemeyer gave a review of the project. The amendment would include a 6,000 square foot addition bringing total square footage to 44,000 square feet. Trailer parking would be moved to a gravel area. Four new lights are proposed. They are working with the railroad on a switch and dedicated spur. The material buildings will be reconfigured.

Ms. Covaleski inquired when the project would be completed. Mr. Schultz stated a portion would be done by next July and totally complete by the end of that October.

Mike Brown wrote the BCDWS takes no exception to the proposed site plan.

The Fire Marshal had no concern.

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

The Drain Commissioner had no comment.

Mr. Norton moved to approve the request for site plan approval from SC Johnson for property at 4867 E. Wilder Road. Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Mr. Norton suggested the Commission begin working on revising the landscape portion of the Zoning Ordinance.

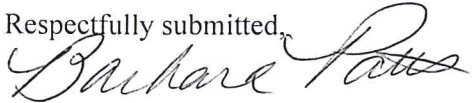
Mr. Nielsen asked what the status was regarding the rezonings of RMH properties. Ms. Potts reported notices were sent to property owners. A public hearing will be held at the next Planning Commission meeting for the rezonings.

Mr. Froncek stated there is interest in creating a medical marijuana corridor.

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Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. LaPlant seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:03 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts". The signature is written in black ink and is positioned to the right of the typed name.

Barbara A. Potts
Planning Commission Coordinator

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