

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF APRIL 27, 2016 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of April, 2016 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, Eric Krenz, Ed LaPlant, Mike Nielsen, Mark Norton, Bill Schubert

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 March 25, 2016 regular meeting minutes. *Mr. Norton moved to approve the minutes as presented. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item was a request for Special Exception Use Permit/Site Plan approval from Paul Lucynski for property at 4373 Wilder Road specifically for any service established of an office, showroom, or workshop nature (within a completely enclosed building) of a taxidermist, decorator, upholsterer, caterer, exterminator, building contractor (including carpeting, electrical, glazing, heating, painting, paper hanging, plumbing, roofing, ventilating and plastering), and similar establishments which require a retail adjunct, provided however that the office, showroom, workshop and storage area does not exceed a gross floor area of 2,500 square feet; (Section 12.03 U) Section 10.03 I.

Paul Lucynski stated he submitted everything the Planning Commission requested.

There was no one in the audience for or against the request.

Joseph Mulders asked what was being done to the property. Mr. Schubert explained the applicant requested to use the property for an office for his construction company. He would use the existing building. Mr. Mulders had no other questions.

Mr. Davis asked if any commercial deliveries would be made to the property. Mr. Lucynski stated all deliveries would be to the job site.

Mr. Bishop indicated the rear of the property was to remain as it was. Mr. Lucynski stated there would be no change at this time.

The Bay County Department of Water and Sewer wrote they took no exception to the proposed site plan.

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote with regard to Paul Lucynski for property at 4373 Wilder Road, they have no comment or objection at this time. The BCRC will require the developer to submit a site plan for review and Board approval showing the commercial driveway access to this property once the type of business is determined. The BCRC will review the commercial access as it relates to traffic due to a possible change of use, the relationship this access has to others in the immediate vicinity and whether or not it meets the current BCRC standards/requirements for a commercial entrance/exit.

A letter from Cory Wale from the Bay County Road Commission was received.

No comments from the Drain Commission were received.

APPROVED

Mr. Nielsen questioned the front yard setback. 40' is required in the front yard. Mr. Lucynski stated there would be no parking between the structure and the road.

Lighting was discussed. If there is additional site lighting, it would have to be added to the site plan.

Extreme Graphics will be doing the signage. It will comply with Township requirements. Mr. Bishop advised a free standing sign would need to be shown on the site plan. Discussion took place.

The issue of sidewalk installation was discussed. The property is located within the area where sidewalks are required. Mr. Schubert stated this was for a change of use and no other changes to the site were going to be made at this time. Based on no other improvements being made to the site, the Commission agreed sidewalks would not be required at this time.

Mr. Norton asked that the rail road ties be removed from the front of the property or they be noted on the site plan. Mr. Lucynski stated they would be removed.

Mr. Nielsen asked how many employees would be on site. Mr. Lucynski state he did not believe there would be more than 7 people there at any time including employees. Mr. Nielsen commented there would be adequate parking.

Mr. Nielsen moved to approve the request for Special Exception Use Permit/Site Plan approval from Paul Lucynski for property at 4373 Wilder Road specifically for any service established of an office, showroom, or workshop nature (within a completely enclosed building) of a taxidermist, decorator, upholsterer, caterer, exterminator, building contractor (including carpeting, electrical, glazing, heating, painting, paper hanging, plumbing, roofing, ventilating and plastering), and similar establishments which require a retail adjunct, provided however that the office, showroom, workshop and storage area does not exceed a gross floor area of 2,500 square feet; (Section 12.03 U) Section 10.03 I, with the stipulations that the rail road ties be removed from the front yard, any signage placed on the building shall meet the Township's zoning ordinance requirements and if a free standing sign is place on the property it shall meet code and get administrative approval for location. Mr. Norton 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 from Hungry Howie's Properties for property at 502 S. Euclid (09010W1500200600).

Robert Leger represented the request. He explained Hungry Howies has been there for over 25 years. They are proposing a 10' addition and to dress up the site. The signage will remain as it is.

The Bay County Department of Water and Sewer wrote they took no exception to the proposed site plan.

The Fire Marshal had no comment.

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

No comments were received back from MDOT.

No comments were received from the Drain Commission.

Mr. Norton stated a portion of fencing shown on the property line does not exist. It should be removed from the site plan. There were no setbacks shown on the site plan. Mr. Nielsen added the dumpster would need to be enclosed. He stated hydrant locations and utilities should be shown. The scale was off also.

A discussion took place on sidewalks. The location is within the Township's designated area for sidewalks, however, MDOT may not allow them.

APPROVED

Landscaping improvements were discussed. Mr. Leger explained what the changes to the building would be and how it would look. There is plenty of parking on site.

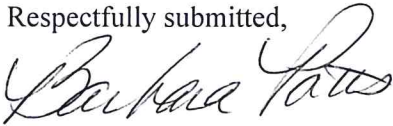
Mr. Nielsen commented variances may be needed. Since the building was being changed, the updated zoning requirements should be met. The size of the lot does not meet the Township's minimum size for O-1 zoning. Since no setbacks were on the plan, variances for those may be needed too.

There were deficiencies with the site plan: site lighting, setbacks, dumpster screening, lot size, sidewalks, etc.

Mr. Schubert moved to postpone for not more than three months the request for site plan approval from Hungry Howie's Properties for property at 502 S. Euclid (09010W1500200600). Mr. Bishop 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. Nielsen seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:00 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED