

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF AUGUST 13, 2014 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 13th day of August 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 LaPlant, Mike Nielsen, Mark Norton, Bill Schubert, Tom Washabaugh

MEMBERS ABSENT: Ed Davis

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 a request for site plan approval from Versa Development for property at 4107 Wilder Road (09010B0700000300).

Josh Cykiert represented the request. He thanked the Commission for holding a special meeting. He explained it took longer to reach an agreement with the Bay City Mall regarding the layout for the tenants. There are now two single tenants each with a drive-thru.

Mr. Cykiert stated the Bay County Road Commission approved access to the site. Accesses along Wilder and State Street will both be right-in, right-out. A more detailed utility plan was submitted. Parking space size meets Township requirements.

The DWS wrote they take no exception to the proposed site plan.

The Fire Chief wrote following a review of the drawing and visit of the property, he had two initial concerns. First was an access problem for fire apparatus on all sides of the buildings. The second item was a possible need for an additional fire hydrant near the southwest corner of the property.

The Bay County Road Commission granted approval of the commercial drive access to Shops at Wilder in Bangor Township. Any construction within Road Commission right-of-way will require compliance with their permit, bond and insurance requirements.

Barbara Behmlander, General Manager of the Bay City Mall, wrote a letter of support of the development.

Mr. Nielsen questioned the signage. Mr. Cykiert explained there will be signage on the buildings and they will use the existing freestanding sign.

Mr. Schubert had concerns with the Fire Department's comments. He did not see the need for an additional hydrant. Discussion took place on the location of existing water lines.

Mr. Schubert asked if the island shown south of the dumpster was elevated or striped. Mr. Cykiert stated it would be striped. Mr. Nielsen inquired what the height of the wall would be surrounding the dumpster. Mr. Cykiert stated the gate was 8' so he assumed the wall would be at least 8'. Mr. Nielsen requested the wall height be noted on the plans.

APPROVED

Mr. Norton stated the existing sidewalks would be relocated due to the new entrances. A call-out should be on the plan stating there would be sidewalks. Mr. Nielsen added the engineer should verify the control joint is in the correct location on the sidewalk detail

Mr. Washabaugh asked if all the lighting would be on the building or if there would be light poles. Mr. Cykiert stated there would be lighting on the building but he believed some of the existing light poles would be used. Mr. Nielsen stated that may be addressed during the engineering phase. Mr. LaPlant commented the pole height needs to meet the requirements in the ordinance or variances would be needed.

More discussion took place on the Fire Department's comments. Mr. Schubert stated the Planning Commission did not have to address the issue. The developer had to meet the requirements of the fire code.

Mr. Norton moved to approve the request for site plan approval from Versa Development for property at 4107 Wilder Road (09010B0700000300). Site lighting and signage must meet the Township's Zoning Ordinance. The height of the dumpster wall shall be clarified. Sidewalks are required and exist. Mr. Washabaugh seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Bishop moved to adjourn. Mr. LaPlant seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:25 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED