

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF AUGUST 1, 2018 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 1<sup>st</sup> day of August, 2018 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandy Covaleski, Dave Engelhardt, Mike Nielsen, Vicki Roupe, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Mark Norton

At 5:30 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

**The item on the agenda was a request for site plan approval from Mark Hugo for property at 3694 Patterson Road.**

The Bay County DWS had no comments or concerns

Fire Marshal Starkey had no concerns.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the request. The proposed new building is on a private drive and is a roadway that is not under the jurisdiction of the BCRC.

Mr. Engelhardt had a concern with the project being on a private drive. Mr. Schubert stated the drive exists with other buildings on it. Mr. Nielsen stated there must be an access easement. Mr. Hugo commented the entire site was owned by one person. There is not a conflict with ingress or egress.

Mr. Engelhardt noted a chain link fence on the south and east sides. He questioned whether or not there was a fence on the north or west. Mr. Hugo stated he did not know about the west side. The site is not fully enclosed. Mr. Thomas stated he walked the site and the west side was overgrown.

Mr. Engelhardt stated the property to the west is residential and screening and buffering is required. The adjacent property is not developed.

Mr. Nielsen asked if the building would be for cold storage. Mr. Hugo stated it would be for vehicles and equipment. There would be a concrete floor, metal sides and metal roof. The eave height is 16'. There are no employees. There would be two overhead doors and one built in for future use.

Mr. Norton entered the meeting at 5:38 p.m.

There are no plans to have electricity, water or sewer. There will be battery pack lights on the building.

Mr. Norton stated the location map was incorrect. He then asked if there was parking. Mr. Hugo stated there will not be any employees but there is a large gravel yard if parking is needed. Mr. Norton asked about drainage. Mr. Hugo stated it would stay the same.

Mr. Nielsen asked if there was a dumpster on site. Mr. Hugo stated he thought there was. If there is one, it is not enclosed. Mr. Norton stated if there is one, it had to be enclosed.

Discussion took place regarding screening between industrial and residential zonings. Mr. Nielsen commented there is a natural barrier already there.

Mr. Schubert noted the utility contacts were incorrect on the site plan.

**APPROVED**

*Mr. Schubert moved to approve the request for site plan approval from Mark Hugo for property at 3694 Patterson Road. There is natural screening on the west side of the property. Ms. Covaleski seconded the motion. Mr. Engelhardt added the dumpster would have to be enclosed if there was one. Mr. Schubert accepted the amendment. Seven (7) ayes, no (0) nays. The motion passed*

*Having no other business before the Commission, Mr. Thomas moved to adjourn. Mr. Nielsen seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 5:48 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**