

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF AUGUST 22, 2018 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22<sup>nd</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, Mike Nielsen, Mark Norton, Vicki Roupe, Bob Thomas

MEMBERS ABSENT: Dave Engelhardt, Bill Schubert

At 6:00 p.m., Mr. Norton called the meeting to order. The Pledge of Allegiance was recited.

**The first item on the agenda was approval of the July 25, 2018 regular meeting minutes.** *Mr. Nielsen 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 approval of the August 1, 2018 special meeting minutes.** *Mr. Nielsen moved to approve the minutes as presented. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for recommendation of approval to Township Board for the rezoning of property 4390 Oakridge Road (0901000420009002) from R-1, Single Family Residential District to I-1, Light Industrial District.**

The Bay County DWS had no comments.

Fire Marshal Starkey had no concerns.

Jim Lillo from the Bay County Road Commission wrote they have no comment as to the request. Zoning issues are under the jurisdiction of the township.

Mr. Norton opened the public hearing.

Mr. Watson stated he works on vehicles out of his garage. Building Inspector Froncek suggested the property be rezoned to allow him to continue to do so. There is industrial property to the south. The property is surrounded by woods. Mr. Watson stated he only works on the cars during the day.

Mr. Watson presented a petition not opposing the rezoning signed by: Terry Watson, Sr. of 4390 Oakridge; Clara Bohlinger of 4391 Oakridge; Mike Walther of 4435 Northview; Mark Rouse of 4376 Northview; Ron Gohm of 4375 Northview; Harold Jessa of 4475 Christiana; Robert Reed of 4422 Christiana; Doug Petrimoulx of 3114 Patterson; Jerome Charbonneau of 4361 Oakridge; and Susan Huggard of 4451 Northview.

Mr. Nielsen asked if an actual business was run out of the property. Mr. Watson stated he ran a body shop. Mr. Watson added he was not trying to bother anyone and wanted to work with the neighbors. He has been working out of the garage for 2 ½ years.

There was no one in the audience in favor of the request.

Sue Osbourne of 3093 Christiana stated she has lived there for 36 years. A few years ago, the Watson's garage blew up when they were working on cars. They are very noisy. Mr. Watson is getting very hostile.

**APPROVED**

Dennis Osbourne of 3093 Christiana stated there is no more peace and quiet. He played a video with the noise created by Mr. Watson. Mr. Osbourne stated he has been threatened by Mr. Watson. This is a residential neighborhood and they would like to keep it that way.

Mike Cygan of 3098 Christiana stated the noise is 10 times worse than what was played. He has to keep his windows and doors shut. He has been threatened. He would like the area to stay residential.

Valeria Thompson of 3097 Christiana stated she gets the finger when driving down the road. The road is being torn up because of the excess cars driving down it. She doesn't appreciate the noise.

Terry Watson Sr. stated not all of the traffic is because of them.

Mr. Norton closed the public hearing.

Mr. Nielsen asked if there was an explosion previously. Mr. Watson stated he used to work on derby cars. Now he does body work. They are licensed by the State of Michigan.

Mr. Norton asked if a Special Use was requested. Mr. Watson stated they opted to request the rezoning. Mr. Norton stated there was nothing in a residentially zoned area that would allow automotive work.

Mr. Nielsen advised if the property gets rezoned, the property would need proper screening and buffering from the residential areas. There is no similar zoning in the area. Rezoning the property would be considered spot zoning. To be zoned Industrial-2, a minimum of 10 acres is needed.

The Future Land Use map shows the area remaining residential. Ms. Covaleski stated she did not see the area changing. Mr. Nielsen commented the road was not made for industrial traffic.

*Mr. Nielsen moved to make a recommendation to the Township Board that the request to rezone property at 4390 Oakridge Road (0901000420009002) from R-1, Single Family Residential District to I-1, Light Industrial District be denied. The proposed use is not compatible with the area. This would be spot zoning. The road is not constructed for industrial ingress/egress. Mr. Thomas 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 for Power Shift LLC for property at 3800 S. Huron Road.**

Vonnie Lazarowicz and Matt Dubs represented the request.

Ms. Lazarowicz stated they would like a pole building added on to their existing building. The new building will be for cold storage only. They want the pole building attached to the existing building. The pole building will be free standing but connected by metal panels.

Discussion took place on location of drains and drain pipes.

Ms. Lazarowicz stated the floor would be gravel and will have drainage. There will be garage doors on the south and northeast sides.

Ms. Covaleski noted ADA parking was not shown. Ms. Lazarowicz stated there was ADA parking and the parking lot would be restriped after it was resurfaced.

Mr. Nielsen asked if there would be lighting on the building. Mr. Dubs stated if there is lighting, it will meet code. There will be interior lighting.

A discussion took place on the location of the dumpsters. Mr. Norton stated they needed to be enclosed and shown on the site plan.

**APPROVED**

Mr. Dubs explained the wall between the existing and proposed building will be a fire wall.

The Bay County DWS had no comments.

Fire Marshal Starkey suggested sprinklering the building.

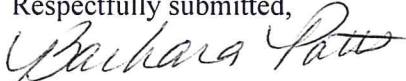
Jim Lillo from the Bay County Road Commission wrote they have no comment regarding the request. South Huron Road (M-13) is a roadway under the jurisdiction of the MDOT and, if access points or change of use are planned, they recommend the developer contact them to determine what will be required at this location.

Mr. Norton stated a Knox box will be required. Mr. Nielsen commented that sprinklering the building would not be practical.

*Mr. Nielsen moved to approve the request for site plan approval for Power Shift LLC for property at 3800 S. Huron Road with the stipulations that ADA parking, dumpster location and any outside lighting be shown on the site plan. The dumpster shall be enclosed. The applicant shall coordinate with the Fire Department regarding a Knox box. Ms. Covalski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:03 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**