

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF AUGUST 23, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of August, 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, Dave Engelhardt, Mike Nielsen, Mark Norton, Vicki Roupe, 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 July 26, 2017 regular meeting minutes. Ms. Covaleski stated on page 2, the representative from Green Acres Holdings spells his name "Ellis". *Mr. Nielsen moved to approve the minutes with the amendment. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for site plan approval from Washington Bay Opportunities for property at 800 & 802 N. Euclid.

Bill Putman and Tim Bebee represented the request. He explained the original site plan required acquiring variances. The new proposal does not need any.

Mike Brown wrote the BCDWS takes no exception to the proposed site plan. The 802 N. Euclid address is a Bangor Monitor water customer, if any water needs to be cut and capped they should contact them. Sewer cut & capping to the existing building would need to be witnessed by BCDWS.

The Fire Marshal had no concern.

The Drain Commissioner had no comment.

Jim Lillo of the Bay County Road Commission had no comment.

Don Hundley from MDOT wrote the location looks ok, however may cause left turn issues during peak hours. They need to add details for the drive. The north curb of the new driveway needs to be defined:

1. Add curb to north side of proposed drive – shared access with written consent of adjacent property owner
2. Curb must be built entirely on the property being developed
3. Shared access with all at the gas station lined up with strip mall across the road

MDOT's order of preference would be 3, 1, 2. MDOT understands the difficulties in that and is why the other options are given. MDOT had also discussed the possibilities of a right in and right out only at this location as well. They have not officially submitted an application for review. These plans are the first seen.

Mr. Putman stated he met with MDOT at the site. The most southerly curb cut will be closed. Mr. Bebee advised there is an access easement with the adjacent property to the North. The Commission requested accesses be shown on the site plan including curb cuts and entrances on the opposite side of Euclid.

Discussion took place regarding curbs that existed on site.

Mr. Bebee stated the access easement is a recorded easement.

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Mr. Engelhardt stated North Union was under the jurisdiction of the City of Bay City. He asked if they had any comments. The Township did not receive any comments from them.

Mr. Schubert stated no doors were shown on the building. He asked which way the business would face and where the handicap parking spaces would be located. Mr. Putman explained there were two businesses in the building. Doors would face both the West and South sides. There would be an emergency exit on the East.

Mr. Nielsen advised all the items required for a site plan are listed on the application. Many items were missing.

Mr. Bebee explained he submitted for Special Use approval. The plan was preliminary. He was not planning on a full site plan review. Ms. Potts explained the Building Official stated a Special Use was not necessary. The site plan was to be reviewed and a portion of the payment was refunded. Mr. Bebee stated a full site plan will be submitted for review when completed.

The following comments were made: the dumpster shall be enclosed on all sides, no trees shall be placed along Euclid or North Union, and the employee patio will be screened.

Mr. Putman stated the fence on the East side of the property did not belong to them.

Mr. Nielsen requested the 40' rear setback be shown.

Mr. Norton stated sidewalks are not required for this property.

Mr. Nielsen moved to approve the preliminary site plan for Washington Bay Opportunities for property at 800 & 802 N. Euclid. Final site plan shall be submitted for approval for a meeting not later than December 20, 2017. Ms. Covalleski 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.

Jon Ledy from Apex Engineering and Mike Kegley represented the request.

Mr. Ledy explained the submitted site plan. The office trailer would be moved to the East end and the new portable school trailer would be moved and be the new visitor's center.

Mr. Schubert asked if the office at its new location would have utilities. Mr. Kegley stated it would have electricity and LP gas.

Mr. Nielsen stated parking would need to be shown for the new office location and the building would need to be moved from over the water line.

Building Official Neil Froncek stated he is opposed unless DEQ/FEMA permits can be obtained to allow placement of facilities or structures in the floodway.

Mike Brown wrote the BCDWS takes no exception.

The Fire Marshal had no concern.

The Drain Commissioner had no comment.

Jim Lillo of the Bay County Road Commission had no comment.

A discussion took place on approved variances. The approved variances were: a 50' variance to be 50' on the south and a variance of 90' to be 10' on the east for proposed new visitor center; a 70' variance to be 30' for a

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relocated office building, a 70' variance to be 30' for bathrooms and a 50' variance to be 50' for a pavilion. 100' setback is required. It was requested the variances be explained on the site plan and/or shown.

Mr. Ledy explained the floodway, flood plain and shown elevations.

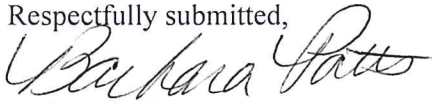
A discussion took place on who had jurisdiction and the flood that took place this year.

Mr. Nielsen requested a letter of map amendment or a flood way map change.

Mr. Nielsen moved to approve the request for amended site plan approval from Saginaw Valley Naval Ship Museum for property at 1680 Martin Street with the condition that: a letter from the DEQ stating they have no jurisdiction, the Floodway line be revised that shows all the buildings are outside the floodway or approval of application to FEMA be received. The proposed office location shall be moved and parking is to be shown. Variance lines shall also be shown on site plan. The Commission will give SVNSM up to eight (8) months to receive the requested information. Ms. Covaleski seconded the motion. Five (5) ayes, one (1) nay. The motion passed.

Having no other business before the Commission, Ms. Roupe moved to adjourn. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Barbara A. Potts

Planning Commission Coordinator

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