

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF AUGUST 24, 2016 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24th day of August, 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, Mike Nielsen, Mark Norton, Ed LaPlant, Bill Schubert

MEMBERS ABSENT: None

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

Mr. Bishop announced he had resigned from the Planning Commission and this was his last meeting. He introduced Neil Froncek who would be his replacement.

The first item on the agenda was approval of the July 27, 2016 regular meeting minutes. Mr. Nielsen stated he was marked both absent and present. He was present at the July meeting. *Mr. Norton moved to approve the minutes with the change. Mr. Bishop seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval from Bay City Mall Partners LLC for property at 4135 Wilder Road.

Barb Behmlander represented the request. She explained Bay City Mall Partners purchased the Target building for further development. A big box tenant requires a pylon sign. The sign is critical to the success of the center. Ms. Behmlander stated she spoke with Code Enforcement Officer Steve Hebert and Building Inspector Dick Sabias and they felt it was appropriate to come before the Planning Commission.

There is an approved sign near Bob Evans. Ms. Behmlander stated they would like the sign on the east side of the drive. Mr. Schubert stated there were several utility easements at the property line. Ms. Behmlander was not sure where all the easements were.

Mr. Schubert added there was a 40' deep sewer manhole. Special footings may be needed if the sign is located there. He suggested Ms. Behmlander contact the Department of Water and Sewer for easements and detailed drawings.

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

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the request. Based on the submitted materials and site plan, the proposed sign will be outside the Wilder Road right-of-way and not impede routine maintenance activities of the BCRC.

The Drain Commissioner had no comment.

Mr. Norton asked what the time frame was for the installation of the sign. Ms. Behmlander stated the tenant won't commit until the sign is approved. She would like to have this approved by the end of the year.

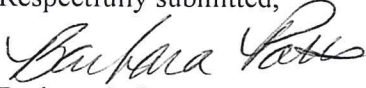
A discussion took place on postponing the review until the easements are looked into more thoroughly. Mr. Nielsen asked if a larger print could be submitted when she came back.

APPROVED

Mr. Norton moved to postpone, until no later than the October 26, 2016 meeting, the review for site plan approval from Bay City Mall Partners LLC for property at 4135 Wilder Road. Mr. Davis seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. Bishop seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:24 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED