

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF AUGUST 26, 2015 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26<sup>th</sup> day of August 2015 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, Ed LaPlant, Bill Schubert and Tom Washabaugh

MEMBERS ABSENT: Mike Nielsen and Mark Norton

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 22, 2015 regular meeting minutes.** *Mr. Bishop moved to approve the minutes as presented. Mr. Davis seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**Next item on the agenda was a request for recommendation of approval to Township Board for the rezoning of property at 3767 Two Mile (0901000730003500) from R-3, Single Family Residential District to RM-1, Multiple Family Residential District**

Mr. Powers stated his father purchased the property in 1987. In June, there was a fire. The insurance company declared it a total loss. The building has always been in compliance and well maintained. He carried excellent insurance on it. Mr. Powers would like to rebuild as it was. They never had a problem renting. He believes the property was properly zoned when it was built. The property needs to be rezoned in order for it to be rebuilt.

Mr. Powers added that across the street in Monitor Township, the property is all zoned for multi-family. He feels his request is reasonable.

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

Ray Heemstra of 3011 Coventry asked when the property's zoning was changed. He believed the apartment was built in the early 1970's. In the past, some renters partied and were loud. Mr. Heemstra's bedroom is near the apartment. He asked for the Township's definition of "family". Mr. Schubert read him the definition out of the Township's Zoning Ordinance. Mr. Heemstra stated there have been many disturbances in and around the apartment building. He wanted to know what exactly would be built. If this is rezoned, the farmland to the north may be rezoned to multi-family. Mr. Heemstra stated, as a 40 year teacher and a Navy veteran, he strongly objected and would like the property to remain single family.

Mr. LaPlant asked if Mr. Powers wanted to rebuild the 8 unit. Mr. Powers stated he wanted to replace what was there. The building is a total loss. Since it can't be restored, it loses its non-conforming use. It is no longer grandfathered in.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for rezoning of property at 3767 Two Mile Road, they have no comment on the petition.

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

The Bangor Township Fire Department had no issue with approving the rezoning.

Jeremy Boggs of 3763 Two Mile wrote a letter supporting the request.

**APPROVED**

Mr. Schubert advised he had requested a copy of Monitor Township's Zoning Map. The property across the street is zoned R-3 Medium Density Multi Family Residential. Mr. Schubert stated he was unsure what the definition was.

Mr. Davis stated the proposal would be spot zoning. If rezoned, any uses in that zoning would be allowed. Mr. Bishop agreed it would be spot zoning. Mr. Schubert felt it may not be spot zoning when you took Monitor Township's zoning into consideration. The matter was discussed further.

*Mr. Schubert moved to table the request for recommendation of approval to Township Board for the rezoning of property at 3767 Two Mile (0901000730003500) from R-3, Single Family Residential District to RM-1, Multiple Family Residential District so Mrs. Potts could look up Monitor Township's definition of R-3 Medium Density Multi Family Residential zoning. Mr. LaPlant 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 from Tri City Brewing for property at 4170 Shrestha Drive (0901001710002500).**

Kevin Peil represented the request. He gave a brief history of brewing in the U.S. and of Tri City Brewing. They have eight distributors and will have a public tap room. They only offer beer that is brewed on site and will have limited hours.

The 30' silo was questioned. Mr. Peil stated they would like the silo on site as a marker.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for site plan approval filed by Tri-City Brewing for property at 4170 Shrestha Drive, they do not have any objection to the petition. Based on the submitted construction plans, it appears the commercial access conforms to current standards. However, the commercial access for this site needs to be submitted and approved by the BCRC and a permit issued before construction can begin.

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

The Bangor Township Fire Department they had no issue at this time.

*Mr. Schubert moved to approve the request for site plan approval from Tri City Brewing for property at 4170 Shrestha Drive (0901001710002500). Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The Powers' rezoning request was put back on the table.**

Mr. Schubert read aloud the description and purpose of Monitor Township's R-3 zoning. "It is the intent of this Ordinance to designate certain portions of the Township for multiple family developments, including mobile home parks as a special use. Certain other related and complimentary uses are also permitted" This also includes R-2 zoning which reads "It is the intent of this Ordinance to designate certain portions of the Township for medium density one and two family dwellings. Certain complimentary religious, educational and recreational facilities may also be permitted as special uses."

Mr. LaPlant stated it is still a grey area. Discussion took place. The Future Land Use map shows the area as low density multi-family. There are duplexes in the area.

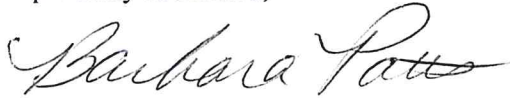
*Mr. Davis moved to deny the request to rezone property at 3767 Two Mile (0901000730003500) from R-3, Single Family Residential District to RM-1, Multiple Family Residential District. Mr. Bishop seconded the motion. Four (4) ayes, one (1) nay-Schubert. The motion passed.*

Mr. Washabaugh submitted his resignation from the Planning Commission.

**APPROVED**

*Having no other business before the Commission, Mr. Bishop moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:55 p.m.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts". The signature is written in black ink and is positioned above the printed name.

Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**