

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF AUGUST 28, 2013 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28th day of August 2013 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, Mark Norton, Patricia Parker, Dennis Pilarski, Bill Schubert, Tom Washabaugh

MEMBERS ABSENT: None

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 24, 2013 regular meeting minutes. Mr. Norton had changes. In the 3rd paragraph on the 1st page. 4th sentence should be “She is providing day care for her current day care families.” On page 2, 2nd line, it should read “Judith Knopp of 4046 Richmark telephoned she was against the request.” On page 4, in the comments from Charles Suchodolski the word prosed should be proposed. *Mr. Norton then moved to approve the minutes with changes. Mr. Pilarski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

Next on the agenda was a request for site plan approval from Bay City Mall Partners for property at 4101 Wilder Road (09010B0700000500) for an addition to the movie theater.

William Brunner of Paradigm Design represented the request. Goodrich Quality Theaters is adding two 50’ screen theaters. Two of the existing theaters will change to stadium seating. There will be a 443 seat gain in the end. There will be signage and other miscellaneous changes in the building.

Mr. Brunner stated the Bay City Mall’s architect did the parking calculations keeping the entire mall in mind. The addition will blend in with the existing building. There will only be an exit in the back, no entrance.

The Fire Department takes no exception to the request.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for site plan approval from the Bay City Mall Partners, LLC, they have no comment on the request. From the documents submitted, the proposed addition is not near, nor will conflict with, impact or encroach into any BCRC right-of-way or limit maintenance operations.

Charles Suchodolski from the DWS wrote they take no exception to the proposed site plan. There are two items worth noting: The site plan indicates the water and sewer 20’ easements are labeled as side by side when in fact they overlap each other for most of the planned addition area. This looks to be a labeling issue as the dashed line does indicate the correct location of the sanitary sewer easement. The existing fire hydrant will be located approximately 10 feet away from the SE corner of the addition. This may be a concern to the fire department and should be noted to them for review and approval.

Mr. Brunner stated the engineers were aware of the hydrant location and can relocate it if needed.

Mr. Schubert indicated the water and sewer easement description was incorrect on the site plan.

Reed Simon, Regional Manager of Goodrich Quality Theaters, was also present.

Mr. Washabaugh asked if the fire hydrant would be moved. Mr. Simon stated they would move it if needed.

APPROVED

Mr. Norton questioned the downspout connections on the addition. Mr. Brunner explained the new runoff would be directed to where it currently goes.

Mr. Norton stated the elevation directions on the site plan were incorrect.

Mr. Norton moved to approve the request for site plan approval from Bay City Mall Partners for property at 4101 Wilder Road (09010B0700000500) for an addition to the movie theater Mr. Bishop seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Next on the agenda was a request for site plan approval from Robert and Daniel Dimitroff for property at 3865-3 Wilder Road (0901000840046500) for used cars.

No one was present to represent the request.

Mr. Davis questioned how many cars would be on the site and where they would be parked.

Mr. Bishop stated in the area of Great Lakes Lighting, there was no parking.

Mr. Norton stated the site plan showed angle parking but there was perpendicular parking on the site.

Mr. Bishop indicated the plan showed three dumpster stalls but the ATM on site was not shown.

The sidewalk was not shown on the plan.

Mr. Pilarski stated the site plan was incomplete, insufficient and not acceptable.

Mr. Norton moved to postpone until the October 23, 2013 meeting, the request for site plan approval from Robert and Daniel Dimitroff for property at 3865-3 Wilder Road (0901000840046500) for used cars. A new site plan must be submitted. The application indicates what is required on a site plan. The application needs to be legible. Mr. Pilarski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

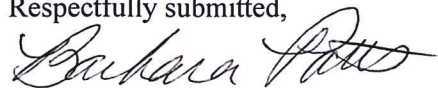
An extension letter was received from the Bay City Moose Lodge. Their site plan request was previously postponed until this meeting. They requested an extension until the September Planning Commission meeting.

Mr. Pilarski moved to postpone until the October 23, 2013 meeting, the site plan approval request from the Bay City Moose Lodge. If they choose to, the Moose Lodge can go to the September meeting. Mr. Washabaugh seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Mr. Pilarski reported the Zoning Board of Appeals is reviewing the signage section of the Zoning Ordinance. They will be submitting recommendations at a later date.

Having no other business before the Commission, Mr. Pilarski moved to adjourn. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:25 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED