

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF DECEMBER 16, 2015 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 16th day of December, 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, Mike Nielsen, Mark Norton, 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 November 18, 2015 regular meeting minutes. Mr. Norton had two changes. Page 1, paragraph that starts with “John Billette”, “Drain Commission” should be “Drain Commissioner”. Page 1, 2nd to last paragraph, first sentence should read “A discussion took place on the phone box located within the fenced in area. *Mr. Davis moved to approve the minutes with changes. Mr. Bishop 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 Gerald Skrocki for property at 2591 N. Euclid. There was no one in the audience representing the request. This was the third meeting the item was on the agenda. The original plan was insufficient. An updated plan was not received. *Mr. Schubert moved to deny the request for site plan approval from Gerald Skrocki for property at 2591 N. Euclid. The original plan submitted did not meet the required criteria. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Next on the agenda was a request for site plan approval from Arctic Investments LLC for property at 361 State Park Drive (0901003240016500). There was no one in attendance representing the request. *Mr. Nielsen moved to table the item until later in the meeting. Mr. LaPlant seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Next on the agenda was a request for site plan approval from Bay City Fireworks for property at 1200 W. Thomas (01000940017000). Brian Nartkar and Doug Clark represented the request. Mr. Nartkar described the proposed facility. The Bay City Fireworks committee would use the building for storage, offices and meeting rooms. There would also be storage units for rent on site. There are seven parking places. Utilities exist.

The Bay County Department of Water and Sewer wrote they take no exception to the proposed site plan. Sanitary sewer service to this location was verified as cut and capped in November of 1999. No water service information is available.

Jim Lillo from the Bay County Road Commission wrote with regard to Bay City Fireworks Festival for property at 1200 West Thomas, they have no comment on the site plan. West Thomas (M-25) is a State trunkline and under the jurisdiction of the MDOT. Therefore, the petitioner should contact the MDOT to determine their requirements for installation of a commercial driveway.

The Fire Marshal had no concerns.

Mr. Bishop asked if MDOT was contacted. Mr. Nartkar explained he submitted plans to MDOT but the reviewer was out of the office and hadn't gotten back with him.

Mr. Schubert asked if fireworks would be stored on site. Mr. Clark explained they never store fireworks. The storage rental units are to subsidize the cost of the buildings, utilities, taxes, etc.

APPROVED

A discussion took place on drainage, landscaping and parking. Mr. Nielsen advised a variance from the required number of parking spaces may be required. Seven spaces were shown. He added the minimum lot size for a commercial parcel was not met.

Mr. Nartkar stated no dumpster would be on site.

Mr. LaPlant questioned the location of the fence. Mr. Nartkar stated it would not interfere with vision.

Mr. Nielsen moved to approve the request for site plan approval from Bay City Fireworks for property at 1200 W. Thomas (01000940017000). Approval is contingent upon Zoning Board of Appeals approval for the number of parking spaces and minimum lot size. MDOT approval must also be granted. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for rezoning of property at 3995 N. Oakbrook Drive (0901003240035500) from RMH, Residential Manufactured Home Park District to R-2, Residential Single Family District. There was no one in the audience for or against the request.

Mr. Nielsen moved to table the item until later in the meeting. Mr. Davis seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next item on the agenda was recommendation to Township Board for amendment to Zoning Ordinance #300, as amended, regarding Access Management.

Jim Lillo from the Bay County Road Commission wrote in regard to the Planning Commission's review and possible recommendation to the Township Board regarding an amendment to Zoning Ordinance #300, as amended, regarding Access Management, the BCRC fully supports the amendment. Working with MDOT, the BCRC, Bangor and Monitor Townships helped to develop an Access Management plan for Wilder Road and Euclid Avenue in an effort to limit the number of future accesses to these very busy commercial and residential corridors. The BCRC plans to adopt a policy that mirrors that of Bangor and Monitor Township, so that all road jurisdictions are in agreement and "on the same page" when it comes to permitting additional accesses on these roadways.

Mr. Norton questioned what was referred to as "funding commitment". Mr. Nielsen inquired about the "M-13 Access Management Plan" and asked if it should be attached to the ordinance.

The Commission requested the answers to the questions and asked for the item to be placed on the January 2016 agenda. *Mr. Schubert moved to postpone until the January 27, 2016 meeting, the recommendation to the Township Board for amendment to Zoning Ordinance #300, as amended, regarding Access Management. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The request for site plan approval from Arctic Investments LLC for property at 361 State Park Drive (0901003240016500) was taken off the table. There was still no one in attendance representing the request. *Mr. LaPlant moved to postpone the item until the January 27, 2016 meeting. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The request for rezoning of property at 3995 N. Oakbrook Drive (0901003240035500) from RMH, Residential Manufactured Home Park District to R-2, Residential Single Family District was taken off the table. There was still no one in attendance representing the request.

Lonnie Higgins of 415 State Park Drive stated the property has been vacant for a while. This is a good idea.

Dean Siniff of 405 State Park Drive supported the request. He felt it was a move in a positive direction.

Mr. Schubert read aloud the allowed uses in R-2 zoning and the uses allowed by special exception.

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Lou Wilson of 125 Roseland inquired how the property would become a campground. Mr. Schubert explained the process. Mr. Wilson was in favor of the rezoning.

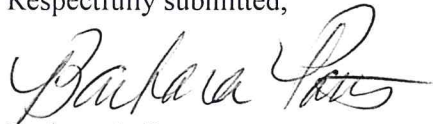
There was no one in the audience against the request.

Mr. LaPlant commented this was the best proposal so far. Mr. Schubert agreed it was consistent with the area.

Mr. Nielsen moved to recommend of approval to the Township Board for the rezoning of property at 3995 N. Oakbrook Drive (0901003240035500) from RMH, Residential Manufactured Home Park District to R-2, Single Family Residential District. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

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

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED