

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF DECEMBER 17, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 17th day of December 2014 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, Bill Schubert

MEMBERS ABSENT: Mark Norton, Tom Washabaugh

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 19, 2014 regular meeting minutes Mr. Norton sent the following changes: Page 1, 3rd paragraph from bottom, change “plows, blades” to “plow blades”. Page 2, in the motion, delete “from cutting”. *Mr. LaPlant moved to approve the minutes with the changes. Mr. Davis 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 for DeShano Development Corporation for property on Shrestha Drive (09010S3400002200 & 09010S3400002300).

Jim Lillo from the Bay County Road Commission wrote with regard to the request for site plan approval filed by DeShano Development Corporation for property on Shrestha Drive (Lots 22 & 23), they have no further comments on the petition. The BCRC staff reviewed and the Board approved the commercial accesses (2) for this development at their regular meeting held on December 10, 2014. The approval included a variance for the commercial access driveway radii. The BCRC requires a radius of 35'. However, the engineer provided acceptable reasoning for a variance and the radii were approved as shown on the submitted plans.

The Fire Chief commented, the prints were reviewed, and four items were noted:

1. Access for apparatus
2. Canopy height
3. Water main size appropriate for suppression
4. Loop water main / additional hydrants

The Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed site plan. Should Bangor Township desire the 8” water line and hydrant to be public as indicated on the plans, the developer and/or their engineer will need to follow the permitting process along with having an inspector on site during installation.

Scott DeShano and Jim Klein represented the site plan. Mr. Klein advised the Bay County Road Commission approved the plan. He spoke with the Fire Chief who wants to see the fire suppression system. An 8” main will be used but they are waiting to find out if it needs to be looped. The canopy will be 13’6” which is enough clearance for the fire trucks. Mr. Klein added they would comply with the requirements of the fire code regarding access.

Mark Norton submitted the following comments regarding the site plan. Grading Plan: He would recommend that all locations where an elevation is shown where the walk and pavement meet should have both “top of walk” (TW) and “edge of pavement” (EOP) to clarify if the walk is flush with the

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pavement or if there is a step. He takes no exception to not having a curb on the southeasterly edge of the parking lot.

Mr. Nielsen asked if the Drain Commission had any concerns. Mr. Klein stated they did not.

Discussion took place on the storm sewer.

Mr. DeShano stated they would like all three phases approved. They will know if all the phases will be done right away after the permits are pulled.

Mr. Nielsen asked if they were asking for relief from the landscaping requirements. Mr. DeShano stated what is shown is less than half of what is required. They want the property to be appealing and not look like a jungle. They would like the plan approved as submitted.

Mr. LaPlant questioned the location of the heating and cooling equipment. Mr. DeShano commented the mechanical drawings have not been done yet. There will be a basement area and several mechanical rooms.

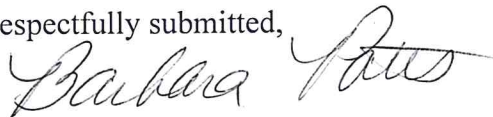
Mr. Schubert moved to approve the site plan for DeShano Development Corporation for property on Shrestha Drive (09010S3400002200 & 09010S3400002300) as presented. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Kevin Peil of the Bay City Brewing Company addressed the Commission. He explained he and his partner are looking for a location to build their microbrewery. There is a parcel on Shrestha they are interested in. They would have a production area and a tap room. There will not be a restaurant and it will not have a full bar. They will only sell their beer.

A discussion took place on if their proposed use was allowed in the C-2 district. A special exception use permit may be required. The commission suggested having a preliminary site plan available if they request the special exception use. They can request site plan review at a later date. The Commission explained there may be questions regarding the use at the hearing and they should be prepared. Traffic volume, number of employees, deliveries, aesthetics, etc. were brought up.

Having no other business before the Commission, Mr. LaPlant moved to adjourn. Mr. Nielsen seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:47 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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