

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF DECEMBER 18, 2013 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 18th day of December 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

MEMBERS ABSENT: 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 20, 2013 regular meeting minutes. *Ms. Parker moved to approve the minutes as presented. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Mr. Norton requested to be excused from the LaPorte Properties site plan review. Chairman Schubert excused him.

The next item on the agenda was a request for site plan approval from LaPorte Properties LLC for property at 800 N. Euclid. Mark Norton represented the request.

Mr. Norton explained LaPorte Properties have an auto depot on the corner of Euclid and North Union. This was a change of use. The temporary sign has been removed. He stated MDOT has concerns with the clear vision area. The meter box will be rotated so not to impede the clear vision area. The existing sign base will be used. Mr. Norton stated the first car at the corner won't have any vision obstruction. The second car will be affected. The existing light base will not impede the clear vision area.

Mr. Schubert asked if the meter box was for the sign. It is.

Jim Lillo of the Bay County Road Commission wrote with regard to the request for site plan approval filed by LaPorte Properties, LLC, they have no comment on the request. The proposed auto dealership on this commercial property does not abut a road under the jurisdiction of the BCRC. Euclid Avenue is under the jurisdiction of the MDOT and North Union is under the jurisdiction of Bay City. These entities should be contacted to determine their specific requirements with regard to site plan approvals.

See drawing from MDOT.

Charles Suchodolski from the DWS wrote the DWS takes no exception to the proposed site plan.

The fire department takes no exception to the request.

Mr. Pilarski asked if there was a Knox Box. Mr. Norton didn't know but would make sure there was one. No dumpster will be on site.

Ms. Parker asked about the entrance on North Union. Mr. Norton explained this will not be used as an entrance. Cars will be parked so there is no access. Mr. Bishop stated the City of Bay City maintains that portion of North Union to the curb. He added the cars parked in the display area are too close to the

APPROVED

road. They may be damaged when the plows go through. Nothing should be in the 15' setback. The cars need to be moved closer to the building.

Ms. Potts stated she sent the City a copy of the site plan requesting any comments. No comments were received.

Parking along North Union was a concern. Mr. Norton stated 21 cars was the maximum that could be on site. The cars can't be moved closer to the building for safety reasons and traffic flow. It was suggested cars block the driveway along North Union or a curb be put in.

Ms. Parker asked if the state license has an amount of cars Mr. Laporte is allowed to sell. Mr. Norton did not know.

Mr. Schubert commented the cars along Euclid could be pushed north and the display area could have one car going east to west. He felt a curb should be put in. With the change, two cars would be eliminated.

Mr. Bishop stated the ordinance requires a 15' setback that should be adhered to.

A discussion took place on sidewalks. Sidewalks exist along Euclid. Ms. Parker inquired about them on North Union. The area is asphalt and sidewalks should not be required.

Mr. Pilarski asked if any landscaping should be required. Mr. Norton stated the right of way area is where all the utilities are.

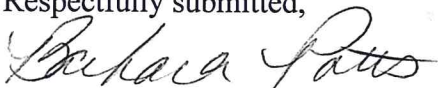
Ms. Parker moved to approve the request for site plan approval from LaPorte Properties LLC for property at 800 N. Euclid with the following stipulations: the display area along Euclid shall be shifted to the North; one car along North Union will be allowed to be displayed parallel to North Union (two spaces will be eliminated); curb shall be installed along North Union, there shall not be a dumpster; a Knox box is required; due to hard surface along North Union, sidewalks are not required; lighting and landscaping were discussed and it was determined that no changes were required. Mr. Pilarski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Mr. Norton came back to the Commission.

Mr. Bishop presented Patricia Parker and Dennis Pilarski with certificates of appreciation for their years of service to Bangor Township. Their work on the Commission was appreciated by all.

Having no other business before the Commission, Ms. Parker moved to adjourn. Mr. Pilarski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:30 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED