

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF DECEMBER 20, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 20th day of December, 2017 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dave Engelhardt, Eric Krenz, Mark Norton, Vicki Roupe, Bill Schubert

MEMBERS ABSENT: Mike Nielsen and Sandy Covaleski

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 October 25, 2017 regular meeting minutes. Mr. Norton stated the comments from the Bay County Road Commission and the Fire Marshal should be switched between Frankenmuth Credit Union and the development on Shrestha Drive. *Mr. Norton moved to approve the minutes with the amendments. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Ms. Roupe moved to approve the 2018 Meeting Dates. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan review from Frankenmuth Credit Union for property at 800 Euclid (01730041000).

Keith Kosik, Mike Rybicki and Rich Sheppard were in attendance representing the request.

Mr. Rybicki explained the site was almost the same as the preliminary plan. One change is that the building will be demolished and rebuilt. A temporary banking trailer will be on site during construction. The proposed building will be the same square footage as previously discussed. The Zoning Board of Appeals granted the requested variances. Mr. Rybicki stated the change the BCRC required was made.

Mr. Kosik stated the traffic flow on the site is the same. Cars will exit onto North Union. He added they are in negotiations with the adjacent property for cross access.

The existing utility services will be used. There will be a new parking lot and access to neighbor's property will be maintained.

Mr. Kosik added they are negotiating with Bangor Township Fire Department for temporary use of an area for six parking spots. The parking requirements will be met on the property after construction.

No comments were received by the BCDWS.

The Fire Marshal had no objection.

Jim Lillo from the Bay County Road Commission wrote there needs to be an increase radius for existing vehicles on the west side of the entrance. The BCRC requirements 35' but that would seem to be overkill. Mr. Lillo reviewed the revised plans and believes the increased radius will reduce the number of vehicles that may have hit the curb verses using the shorter radius.

Mr. Engelhardt asked if 14 parking places were sufficient. Mr. Kosik stated 14 are required and that includes employee parking. Discussion took place on landscaping and lighting.

Mr. Schubert stated the utility contact information needed to be updated.

APPROVED

Mr. Norton added the sheets needed to be cleaned up. Comments from previous plan sheets came through. The name of the building needed to be changed.

Mr. Kosik stated access off Euclid to the Credit Union will be closed during construction. Customers will be able to access the temporary banking trailer off of North Union.

The approved variances were discussed.

Mr. Norton asked how long the temporary trailer would be used. It would be used for approximately nine months. They plan to start work April 2.

Bill Putman, the adjacent property owner, commented on the access agreement that was being worked on. He had offered the Credit Union use of his property for employee parking and for the construction trailer. He requested more time for the two properties to negotiate an access agreement.

Mr. Sheppard stated the agreement they are working on will not change with the Credit Union's project.

Mr. Norton moved to approve the request for site plan approval from Frankenmuth Credit Union for property at 800 Euclid (01730041000) as submitted with the drainage plan being approved by the proper authority and the notes on the site plan be cleaned up. Mr. Schubert seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The last item on the agenda was discussion regarding Zoning Ordinance amendments.

The items discussed were the current landscaping requirements, lighting, parking and sidewalks. No decisions were made. The item will be placed on the next agenda.

Mr. Schubert thanked Mr. Krenz for his service to the Planning Commission.

Having no other business before the Commission, Mr. Norton moved to adjourn. Ms. Roupe seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:25 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED