

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF DECEMBER 21, 2016 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 21st day of December, 2016 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Ed Davis, Neil Froncek, Eric Krenz, Mark Norton, Ed LaPlant, Bill Schubert

MEMBERS ABSENT: Mike Nielsen

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 21, 2016 regular meeting minutes. *Mr. LaPlant moved to approve the minutes as presented. Mr. Davis seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval from SC Johnson for property at 4867 E. Wilder Road.

Greg Velez, Director of Manufacturing Operations explained the Zoning Board of Appeals granted all their variance requests. He then explained the proposed plant expansion. The property was purchased by Dow Chemical in the 1930's. They have been producing Ziploc for over 45 years. They have five plants in the Bay Area. There are approximately 400 employees and 120 contracted employees. SC Johnson contributes back to the community.

Mr. Velez stated they are making a \$70 million investment into this project. They plan to begin the project in the spring and be operational in the summer of 2018.

Dean Scheckelhoff gave an overview of the project. A portion of the building will be two-story. There will be two out buildings. A rail spur will be connected to the adjacent facility. The building will be 50' in height. Ten silos will be on site. The façade will match the rest of the campus.

Mr. Froncek asked if employees would be on different levels. Mr. Scheckelhoff stated no. Mr. Froncek was concerned with ADA requirements.

Mr. Velez stated 25 additional employees would be hired.

Scott Hemeyer explained the parcel is 450 acres and zoned Industrial-2. The project is located from adjacent properties 1,250' on the west, 2,700' to the north, 2,720' on the east and 1,550 to the south. The area has existing screening. It is wooded. This is an isolated area.

Mr. Hemeyer added the employee parking will have minor expansion. There are three barrier-free parking spots. There is gravel for truck and trailer parking. Mr. Hemeyer explained the drainage and lighting plans.

The Bay County Department of Water and Sewer wrote the BCDWS takes no exception to the proposed site plan.

The Fire Marshal's concerns are the overhead obstructions: i.e. power lines in the area of the silos and the resin transfer, Mechanical Building, if aerial operations were necessary. An additional concern is water supply. He would prefer a minimum of two more hydrants around the perimeter of the newly proposed building. Is this new 1155 building a sprinklered building? Will the proposed aggregate surface on the west side of the building support the weight of our heaviest apparatus?

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Jim Lillo from the Bay County Road Commission wrote they have no objection to the request. Based on the plan submitted, the proposed construction is not near any roadway under the jurisdiction of the BCRC, therefore they do not have any comment or concern regarding the work.

The Drain Commissioner had no comment.

Mr. Hemeyer addressed the power line concern. Any existing power lines will either be removed or put underground. Mr. Scheckelhoff commented they wanted to make the site accessible. The building will be sprinklered.

Fire Marshal Starkey asked where the standpipe would be and if there would be additional hydrants. Mr. Scheckelhoff stated there would be a hydrant between the two buildings. An additional hydrant will also be on site. The location is to be determined later. The gravel drive will be sufficient for any fire apparatus.

Mr. LaPlant explained the ZBA approved the height of the silos, number of parking spaces, screening and landscaping.

Mr. Norton asked if DEQ permits were needed. Mr. Hemeyer stated a DEQ permit is not needed. The Army Corp of Engineers does not require a permit. They will meet all the Township's requirements.

Mr. Velez stated 99% of their resin comes in by rail.

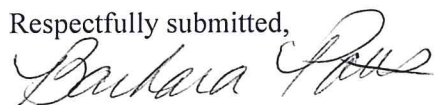
Mr. Schubert advised sidewalks were not required because the location is not in the Township's designated area. The rail trail is across the street.

Mr. Norton moved to approve the site plan request from SC Johnson for property at 4867 E. Wilder Road. Additional fire hydrants will be installed per the Fire Marshal. Mr. Froncek seconded the motion and added the applicant shall work with the Township and Building Official regarding flood plain issues. Mr. Norton accepted the amendment. Six (6) ayes, no (0) nays. The motion passed.

Mr. Schubert thanked Ed Davis for his many years of service.

Having no other business before the Commission, Mr. Froncek moved to adjourn. Mr. LaPlant seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:28 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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