

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF DECEMBER 28, 2016 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 28<sup>th</sup> 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: Sandra Covaleski, Neil Froncek, Mark Norton, Ed LaPlant, Bill Schubert

MEMBERS ABSENT: Mark Norton, Eric Krenz

At 4:00 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

**The first item on the agenda was a request for Special Exception Use/Site Plan for Bay City Mall Partners LLC for property at 4101 E. Wilder Road (010B0700000500), specifically for veterinary offices, clinics, and hospitals. (Section 12.03 P).**

Mr. Schubert called the Public Hearing to order.

Matt Drozl represented the request. The Bay City Mall has a tenant who would like to have a veterinary clinic and grooming/boarding area. There was a pet store in the mall previously.

At 4:02 p.m., Mark Norton entered the meeting.

There was no one in the audience for or against the request.

The Public Hearing portion of the meeting was closed.

Mr. LaPlant asked if there would be an internal entrance for the tenant along with the new exterior entrance. Mr. Drolz stated yes there would be and they will meet all fire codes.

The tenant would take up the food court area.

Mr. Schubert had concern regarding cleaning up after pets in and around the mall. Mr. Drolz stated there would be a dog station outside and a separate janitorial staff to clean up after the animals on the sidewalk and landscape areas.

Mr. Nielsen inquired about possible odor. Mr. Drolz stated there are several sanitation requirements and additional ventilation needed. The site would be 2,000 square feet.

Ms. Covaleski asked how many kennels there would be. Mr. Drolz explained it was not for an overnight kennel. People could drop off their pet for grooming and pick it up later that day. There may be overnight stays for pets having operations or needing medical care.

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

The Fire Marshal had no concern.

Jim Lillo from the Bay County Road Commission wrote they had no comment.

The Drain Commissioner had no comment.

**APPROVED**

*Mr. LaPlant moved to approve the request for Special Exception Use/Site Plan for Bay City Mall Partners LLC for property at 4101 E. Wilder Road (010B0700000500), specifically for veterinary offices, clinics, and hospitals. (Section 12.03 P). Mr. Froncek seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item before the Commission was site plan review for a pylon sign at the Bay City Mall, 4101 Wilder Road (09010B0700000500).**

Mr. Drozl represented the request.

Currently there is a lack of tenants at the Mall. Several box stores have interest in the area but require a pylon sign. They would like to go through the proper channels to get site approval.

Mike Brown of the DPW wrote the problem the Bay County Department of Water & Sewer has is these footings are going to be too close to their utilities. They have not heard from Barb Behmlander from the Bay City Mall to discuss the site plan options. The BCDWS does not approve of this size of foundation to be placed over or near (2ft) of the water main in the public utility easement. This could possibly pose human injury or hazard to any contractor or construction crew doing any repairs due to any catastrophic failures to said utilities within the 20 foot easement. This could very easily fall over, if excavated near or be washed out by a water main break. The proposed sign is 28 feet in height, 8' x 18' footing 4' thick. BCDWS is not in favor of this sign location.

The Fire Marshal had no concern.

Jim Lillo from the Bay County Road Commission wrote they had no comment.

The Drain Commissioner had no comment.

The footing for the proposed sign is 2' from the water line. Mr. Drozl explained if they decreased the size of the foundation, it could give them more distance but the sign may not be as stable.

A discussion took place on where the measurements were made from. More discussion took place regarding what the grade in the area was. The planned depth for the bottom of the foundation would match the depth of the bottom of the water main pipe bedding material.

Mike Brown from the Department of Water & Sewer was in the audience. He commented he has serious concern with the sign being that close to the water line. It may not be a problem right now, but may be in the future.

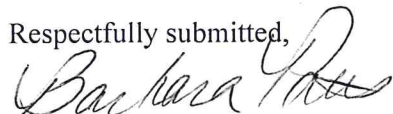
Mr. Drozl proposed moving the sign to the island between the entrance and exit drives. Mr. Brown stated that would be better. It would not be much of an issue. He thought that was a better option and it would allow the sign foundation to be constructed to the design dimensions.

Mr. Drozl stated they would like to submit an updated plan for the next meeting showing the sign location between the driveways. Mr. Nielsen requested foundation plans be submitted also.

*Mr. LaPlant moved to postpone until the January 25, 2017 meeting the site plan review for a pylon sign at the Bay City Mall, 4101 Wilder Road (09010B0700000500). Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Froncek seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 4:28 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**