

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF FEBRUARY 12, 2018 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 12th day of February, 2018 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandy Covaleski, Mike Nielsen, Mark Norton, Vicki Roupe, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Dave Engelhardt

At 5:30 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

The first item on the agenda request for site plan approval from Gjergj & Lena Sinishtaj for property at 3967 N. Euclid.

Ms. Sinishtaj and I. Marko represented the request.

The BCDWS takes no exception to the plan regarding sewer.

The Fire Marshal stated a key box is required.

Jim Lillo from the Bay County Road Commission wrote they have no comment to the request.

Don Hundley from MDOT wrote all signing must be outside the right of way. The current drive is for residential traffic and must be upgraded to meet commercial drive standards. They must pursue a shared access to either side of the property. Drainage must be contained on site or metered (need drainage calculations).

Mr. Marko explained the property was recently rezoned and the C-2 zoning requires different setbacks. The plans show a future addition. Parking accounts for the future additional also. Mr. Marko stated calculations were done for drainage and water retention. They are choosing to have the retention pond instead of hooking to the storm sewer.

There is existing landscaping on the East and North sides of the property. More will be added to the front. They plan on connecting the sidewalk to the building.

Mr. Schubert gave the option of connecting to the storm sewer. There may end up being a lot of water in the pond. The option should be shown on the plan if they choose to connect. Mr. Nielsen added MDOT will want a metered connection.

Mr. Norton commented the dumpster location is in a difficult area to get to. It may need to be modified. He added MDOT is requiring a commercial drive.

Mr. Schubert stated the curbs on the East side of the property may want to be removed for snow removal purposes.

A discussion on the sign location took place.

Mr. Nielsen mentioned he had concern regarding the lot size at the previous meeting. The use of the property is permitted in the current zoning. The lot size was legal when the Zoning Ordinance was adopted. Mr. Nielsen added the Planning Commission can reduce the front yard setback if there is no parking in the front yard and there is at least 20' of frontage.

APPROVED

Discussion took place on the retention basin, dumpster location, additional parking spaces and the sign. Mr. Marko made changes to the site plan in red. He agreed to connect to the storm sewer. He modified the dumpster location and added two parking spaces. The sign will conform to the Zoning Ordinance.

Mr. Nielsen moved to approve the request for site plan approval from Gjergj & Lena Sinishtaj for property at 3967 N. Euclid contingent upon adding the parking spaces and dumpster turn-around area shown on the modified plan that was presented at the meeting, the retention basin being resized due to the change in impervious surface area with the option of tying into the catch basin located on the east side of M-13 (with updated calculations complying with MDOT's metered flow requirements), and MDOT approval being granted for the driveway entrance. Mr. Norton seconded the motion. Mr. Schubert requested an updated site plan be submitted to the Township. Six (6) ayes, no (0) nays. The motion passed.

The next item on the agenda was the request for site plan approval for property at 3389 S. Huron Road. Jon Ledy and Ralph Jajawie represented the request.

Mr. Ledy stated they previously presented plans for a convenience store/gas station. They had road blocks from MDOT. The project was a no go.

They are planning on rebuilding the site and staying with the same original use plus a provisioning center. The building was considered a dangerous building by the Building Inspector due to the time lapse since the fire.

Mr. Ledy explained there was no enough space for parking with both the convenience store and the provisioning center. They decided to take out a portion of the building allowing for more parking.

The BCDWS takes no exception to the plan regarding sewer.

The Fire Marshal stated a key box is required.

Jim Lillo from the Bay County Road Commission wrote the BCRC has the following comment on the petition. North Euclid (M-13) is a State trunkline and under the jurisdiction of the MDOT. However, the Two Mile Road right-of-way is under the jurisdiction of the BCRC. We have reviewed the plan submitted and responded to the developer's engineer that we will require the configuration of the driveway access on Two Mile Road conform to that shown on the previously submitted Site Plan. The BCRC Board approved the driveway access for this Site Plan when the proposed use was for a gas station and convenience store. We are working with the developer's engineer to finalize a design for the Two Mile Road access.

Don Hundley from MDOT wrote the drive onto M13 must be closed and the signs in the right of way must be removed. The drive on 2 Mile near the intersection should be moved north away from the intersection. If access is required onto M13, they should pursue shared access with adjacent property owner.

There will be a 45' entrance off of Two Mile per the BCRC's request. Mr. Ledy stated neither the grade nor drainage will change.

Mr. Schubert had concern with some of the site plan sheets not being submitted. Mr. Jajawie stated they did submit the missing sheets.

Mr. Schubert suggested moving the dumpster to the back corner. Mr. Ledy stated there was a yard basin in that location.

Discussion took place on the building's additions being removed and leaving the original building. With those being removed, the site is more conforming.

Options for the sign location were given. Mr. Ledy made changes to a site plan with the approximate location of the sign and the 45' curb cut on Two Mile.

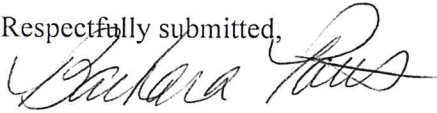
APPROVED

Sidewalks are not required on this site.

Mr. Nielsen moved to approve the request for site plan approval for property at 3389 S. Huron Road contingent upon an updated site plan being submitted showing the 45' curb cut along Two Mile Road, the existing sign being relocated to a spot near its existing location but outside the M-13 right-of-way, and having the details of driveway access along Two Mile Road and M-13 worked out with the BCRC and MDOT. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Norton moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:50 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED