

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF FEBRUARY 22, 2012 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd day of February, 2012 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, Mark Norton, Patricia Parker, Dennis Pilarski, Bill Schubert and Tom Washabaugh

MEMBERS ABSENT: Ed Davis

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 January 25, 2012 regular meeting minutes. Mr. Pilarski stated a correction needed to be made on page 2. Fourth paragraph from bottom, first sentence on page two, should read: "Mr. Pilarski reported sign variance requests have been consistent over the last few months." *Ms. Parker moved to approve the minutes with the correction. Mr. Washabaugh seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

The next item on the agenda was a request for Special Exception Use Permit/Site Plan approval from Tim Hadd, S.C. Johnson for property at 4867 E. Wilder Road (0901001020000500) for the installation of Meteorological Tower (MET).

S. C. Johnson Engineer Tim Hadd and Wade Trim Engineer John Ciesielski represented the request.

Mr. Ciesielski stated the request is for a meteorological tower to obtain information on wind speeds and wind direction. They would like to see what potential there may be for wind turbines.

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

Mr. Pilarski asked if the height would meet the Township's maximum height allowed of 195'. Mr. Hadd stated the proposed height is 60 meters, which is about 197' above ground level. Mr. Pilarski said that is 2' higher than what is allowed.

Mr. Washabaugh asked if the pole would be turned into a wind generator if they found it would be feasible? Mr. Hadd stated no, the pole is just for them to study the data and look for ways to use green energy. This would not be a long-term fixture.

A discussion took place on the height of the tower. Mr. Ciesielski stated they would look at the actual height of the tower and then look at their options.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan filed by Tim Hadd, S.C. Johnson for property at 4867 E. Wilder Road for installation of a Meteorological Tower (MET), they do not have any comment on the site plan. Based on the site plan provided, the tower will be located and accessed on S.C. Johnson property and will not require an access from a public roadway under the jurisdiction of the Bay County Road Commission.

Bradd Maki of the Bay County Department of Water & Sewer wrote the DWS takes no exception to the proposed site plan. They understand the proposed tower will not affect their radio tower operations.

APPROVED

Fire Marshal Bailey wrote any construction must meet the International Fire Code 2006 edition.

Mr. Pilarski commented that the height should not be a negative issue. Mr. Schubert added the height is based on surface elevation.

Mr. Schubert moved to approve the request for Special Exception Use Permit/Site Plan approval from Tim Hadd, S.C. Johnson for property at 4867 E. Wilder Road (0901001020000500) for the installation of Meteorological Tower (MET). Mr. Washabaugh seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.

The next item on the agenda was receipt of a letter from Ron Prime. Mr. Prime explained he owns property on Patterson Road. He had the property rezoned to RI-Residential/Industrial District. He has been working on the property; clearing it, putting in a culver and driveway. He resolved the issues he had with the DEQ. When he asked to install a fence, he was told by the Township, the property reverted back to Residential-1 when the Zoning Ordinance was redone. Mr. Prime didn't know when or why the property zoning changed. He was never notified.

Mr. Schubert explained the Master Plan was being worked on at the same time Mr. Prime was requesting the rezoning. He was informed at that time that RI may not exist after the Master Plan and new Zoning Ordinance were adopted. Mr. Schubert added there can't be a zoning designation where there are no regulations for it.

Mr. Prime asked what he could do to get an accessory building on the property, not a house.

The Township Zoning Map and Future Land Use map were reviewed by the Planning Commission. Mr. Prime's property is adjacent to I-2, General Industrial District and is now R-1, Single Family Residential District. The Commission discussed different options for Mr. Prime to utilize his property in the manner he would like. Mr. Prime stated he would like a 50'x100' storage building. Mr. Schubert suggested Mr. Prime get a copy of the Zoning Map and look at the allowed uses on the property for each of the zoning districts. He will need to request to rezone the property and/or request variances no matter what. It was suggested he meet with Steve Hebert at the Township to discuss the options.

The last item on the agenda was a discussion on the Zoning Ordinance Article 21.00 Signs.

Mr. Pilarski reported he gathered the Zoning Board of Appeals petitions for the last year regarding sign variances. When looking at them, the requested variances are consistent with Sections 21.04 and 21.07.

The variances are for more wall signs, not necessarily more square footage. The Commission discussed how most of the variances were for outlot buildings or signs directing people to specific areas of stores/businesses.

Mr. Washabaugh asked if other area sign restrictions were looked at to see if Bangor was in line with theirs.

After much discussion, the Commission concluded it was better to leave the zoning ordinance as it was regarding signs and look at each sign variance request individually so not to open a can of worms.

Ms. Potts requested the Commission review Section 18.04 E3 and Section 18.04 F. Section 18.04 E3 was in regard to the period of validity for a variance. The Commission agreed to maintain the verbiage. In essence, if a petitioner has not received a building permit for the on-site improvement of property regarding their requested variance within six months of the approval, the variance would be deemed void. If a longer time period were needed, a new application would have to be submitted.

Section 18.04F was in regard to variance/site plan requirements. The way this section reads, a development project that requires site plan approval must first apply for any variances prior to site plan approval. The

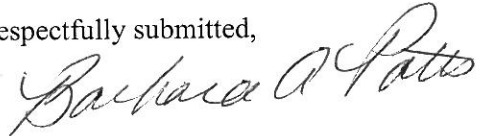
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Planning Commission would review the site plan before granting a recommendation of approval of the site plan. They then would transmit a copy of their findings to the ZBA. The ZBA then returns the plan to the Commission with their recommendations.

The Planning Commission agreed the wording of Section 18.04 F needs to be changed. They felt variances should be requested first then site plan approval submission to the Planning Commission for final review. Proposed wording will be submitted to the Commission for their review.

Having no other business before the Commission, Mr. Pilarski moved to adjourn. Mr. Schubert seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara A. Potts".

Barbara A. Potts
Planning Commission Coordinator

APPROVED