

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF FEBRUARY 22, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd day of February, 2017 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, Mike Nielsen, Mark Norton, Ed LaPlant, Bill Schubert

MEMBERS ABSENT: Eric Krenz

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, 2017 regular meeting. *Mr. Nielsen moved to approve the minutes of the January 25, 2017 meeting as presented. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The last item on the agenda was a request for amended site plan approval from Saginaw Valley Naval Ship Museum for property at 1680 Martin Street.

Mike Kegley represented the request.

Mike Brown 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 with regard to the site plan approval request submitted they have no comment on the request. Based on the plan submitted, the construction will be along the Saginaw River and not within or near any right-of-way under the jurisdiction of the BCRC.

The Drain Commissioner had no comment.

Mr. Kegley submitted a letter from Joy Brooks of the DEQ regarding elevations. A new drawing was submitted. Mr. Kegley did not have a letter from Dow but an email from CH2M was submitted. He stated the DEQ insists the buildings be on slabs.

Mr. Froncek stated it would be a violation of the building code and unsafe. The buildings have to comply. He added engineered drawings must be submitted.

Mr. Norton asked about the existing sidewalks and ramps. Mr. Kegley explained the proposed building will be lined up with the existing sidewalks. Ramps will make all the buildings accessible.

Mr. LaPlant asked if there was only one way to access the ship. Mr. Kegley explained there is concrete up to the deck.

Mr. Nielsen questioned when the existing trailer was put on the site plan and approved. The setbacks are not met. Variances would have to have been giving for the location. Mr. Norton noted the "proposed lease boundary" line. The utilities are not shown on the plan.

After a lengthy discussion, five key items would need to be received by the Planning Commission: Dow's letter of approval; certified elevation information; a copy of the lease; Zoning Board of Appeals approval and professional drawings for the foundation.

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More discussion took place. Mr. Froncek stated he was not concerned with the foundation as long as the building inspector is requiring the drawings.

The Commission explained all items listed on the Site Plan Application must be shown on a site plan.

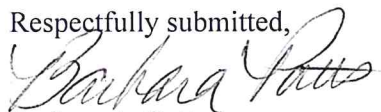
The items needed prior to Mr. Kegley returning for site plan approval were: Zoning Board of Appeals approval (past or future); elevation information with DEQ clarification; the lease boundary and letter of approval from Dow.

Mr. Norton moved to postpone for up to two month, the request for amended site plan approval from Saginaw Valley Naval Ship Museum for property at 1680 Martin Street. The four items listed (Zoning Board of Appeals approval (past or future); elevation information with DEQ clarification; the lease boundary and letter of approval from Dow) would need to be resolved. Mr. LaPlant seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

A discussion took place on the presented properties zoned RMH. It was requested that a letter be sent to all of the property owners explaining their property's zoning and how the Township is looking into rezoning it to meet the Master Plan Zoning.

Having no other business before the Commission, Mr. Froncek moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:05 p.m.

Respectfully submitted,



Barbara A. Potts

Planning Commission Coordinator

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