

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF FEBRUARY 25, 2015 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25<sup>th</sup> day of February 2015 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, Ed LaPlant, Mark Norton, Bill Schubert and Tom Washabaugh

MEMBERS ABSENT: Ed Davis, 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 election of officers.** *Mr. Bishop nominated Bill Schubert to remain Chair. Mr. Washabaugh seconded the nomination. Five (5) ayes, no (0) nays. The nomination was approved. Mr. LaPlant nominated Mark Norton to remain Vice Chair. Mr. Bishop seconded the nomination. Five (5) ayes, no (0) nays. The nomination was approved.*

**The next item on the agenda was approval of the December 17, 2014 regular meeting minutes.** Mr. Schubert stated Kevin Peil's last name was misspelled on page two. *Mr. Norton moved to approve the minutes with the correction. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was the request for Special Exception Use Permit/Site Plan approval for Tri City Brewing for property at 4170 Shrestha Drive (0901001710002500) specifically for a brew-pub. 12.03C**

Kevin Peil represented the request. The presented optional site plans show the production area, brewery, tap room and the cold room; approximately 11,500 square feet of building. The shape of the property is unique. They are currently leasing property. They hope to start the project this fall and move in summer/fall of 2016.

Mr. Schubert asked if any of the presented plans have been eliminated. Mr. Peil stated no.

There was no one in the audience in favor of the request.

Lillian Healy owner of Metro Skate was concerned about the view from her property. Young children and families go to her establishment and she would like a barrier in between the properties. It would prevent her clientele from seeing what's going on at the brewery and would keep the children safer.

Mr. Schubert stated the Planning Commission is allowed to make reasonable stipulations on site plans.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for a Special Exception Use Permit/Site Plan filed by Tri-City Brewing for property at 4170 Shrestha Drive – they do not have any objection to the petition at this time. They understand this preliminary set of construction plans was prepared specifically to be able to apply for a Special Exception Use Permit. If the permit is approved by the Township, the project will move forward. At that time, the BCRC will require the developer to submit plans for the proposed site access and drainage for review and approval.

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

The Fire Department had the following concerns: Fire Department access/egress to the site; the hydrant location; what is actual location of the cold room and truck well (on the west or south side of the building); opening (exit) off production room floor to exterior of building; and tap room use depending upon space use, may need sprinklers.

**APPROVED**

A letter from Raul Mosqueda against the request was received. He had concerns with his property value being decreased. He believes this development would discourage health related businesses from moving in. Traffic would increase. The hours would be different from others in the area. There is a possibility of violent incidents and vandalism.

Mr. Norton asked if Mr. Peil's intent was to get the Special Exception Use approved then come back later for site plan approval. Mr. Peil stated that was his intent. They didn't want to make the investment if it would not be allowed.

Mr. LaPlant stated he liked the first option the best which had one entrance. Mr. Schubert agreed. Mr. Washabaugh was not in favor of having a driveway on the curve. Mr. Bishop agreed.

Mr. Schubert stated the single entrance would require less signage. Mr. Peil stated he liked that one also. The truck well and cooler would be in the rear.

Mr. Schubert added Ms. Healy's request was reasonable and a barrier should be considered.

Mr. Peil added they are proposing an open area for outdoor seating. The Liquor Control Commission dictates what is required.

A discussion took place on screening the outdoor area along Shrestha. There should be access control from the outside of the outdoor area.

Mr. Schubert stated the assisted living project should be shown consideration for buffering and screening.

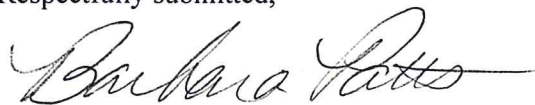
Mr. Washabaugh asked what the silo was for. Mr. Peil stated it is their marker. It could be functional. They would like it on the front corner. Discussion took place on an allowed height for it and if it would be considered signage. Mr. LaPlant believes a variance would be required.

Mr. Peil asked about having signs on Euclid and Wilder. Mr. Schubert advised that Mr. Peil would have to look into that.

*Mr. Norton moved to allow the Special Exception Use for Tri City Brewing for property at 4170 Shrestha Drive (0901001710002500) specifically for a brew-pub. 12.03C. The discussed screening will be reviewed during site plan approval. Screening should be considered on the West side of the property and along Shrestha to buffer the outdoor seating area. A complete site plan shall be submitted not later than the August 10, 2015 for the August 26, 2015 meeting. Mr. Schubert seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:45 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**