

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF FEBRUARY 26, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of February 2014 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, Mike Nielsen, Mark Norton, Bill Schubert

MEMBERS ABSENT: Ed Davis and Tom Washabaugh

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 22, 2014 regular meeting minutes. *Mr. Bishop moved to approve the minutes. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for recommendation of approval to the Township Board for the rezoning of property at 1705 W. Thomas Street (0901001940023000) from O-1, Office Service District to R-3, Residential District.

Dale Garn represented the request. He gave a history of the property. It was in his family for years and he didn't know it was zoned Office. The property was for sale for two years and they finally have someone interested.

Mr. Schubert opened the public hearing portion of the meeting.

Charlene Rupp of Bay Area Real Estate stated she has the property listed. Bay County's website showed the property as residential and that is how they had it listed. When the potential buyer tried to get financing, it was discovered the property was zoned Office. The buyer was having a tough time getting financing with it zoned Office. The property has always been used as residential.

There was no one in the audience against the request. Mr. Schubert closed the meeting from public comments.

The DWS takes no exception to the proposed rezoning.

The Fire Department takes no exception to the request.

Jim Lillo from the Bay County Road Commission wrote they had no comments with regard to the petition.

MDOT had no comment.

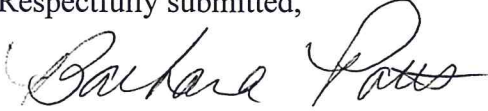
Mr. Schubert stated rezoning the property would not be spot zoning. The property is contiguous to residentially zoned property. The land use map and future land use map show the property as residential.

APPROVED

Mr. Schubert moved to recommend approval to Township Board the rezoning of property at 1705 W. Thomas Street (0901001940023000) from O-1, Office Service District to R-3, Residential District. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Bishop moved to adjourn. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:10 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts". The signature is written in black ink and is positioned to the right of the typed name.

Barbara A. Potts
Planning Commission Coordinator

APPROVED