

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF FEBRUARY 27, 2013 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27<sup>th</sup> day of February 2013 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, 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 23, 2013 regular meeting minutes.** *Ms. Parker moved to approve the minutes as presented. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

**Next on the agenda was the request for site plan approval for Paul Benchley for property at 3016 E. Midland Road (090100740004001).**

Mark Norton abstained from the site plan review and left the room.

No one was present to represent the request.

The Bay County Road Commission wrote with regard to the site plan filed by Paul Benchley for property at 3016 East Midland Road for a parking area – they have the following comment. This request originally came to the Planning Commission as “*Property at 3022 Midland Road*”, thus the comments from that request also apply to this one. They understand the request is for additional parking for an existing development. As it happens, a curb cut exists that provides access to the property, and in particular, the proposed parking lot expansion. None of the information received indicates an additional road access is planned using the existing curb cut. Thus, they “assume” the developer is not planning to use this curb cut as a road access. If use of the existing curb cut is the developer’s intent, the BCRC will not permit another access to Midland Road for this development.

They are also concerned vehicles will use the existing curb cut to access the parking area once they realize it exists. This may be even more of a concern during times the Wil-Lew Lounge is having a special event and this lot is used by its patrons as an “overflow” parking lot (as they do Monitor Pharmacy’s). Therefore, they reserve the right to require the developer to remove the section of curb and gutter containing the curb cut and replace it with full height curb and gutter or place a barrier (possibly guardrail) to deter vehicles from using it to access the parking area.

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

The Bangor Fire Department takes no exception to the petition.

Mr. Schubert commented the drainage was not shown.

A discussion took place regarding sidewalks and closing the curb cut. Mr. Washabaugh stated no lighting was shown. Mr. Schubert added landscaping was not shown.

*Mr. Schubert moved to postpone until the March 27, 2013 meeting, the request for site plan approval for Paul Benchley for property at 3016 E. Midland Road (090100740004001). Mr. Benchley shall be provided with the*

**APPROVED**

*comments and concerns. Mr. Pilarski seconded the motion. Six (5) ayes, no (0) nays, one (1) abstained. The motion passed.*

**The next item on the agenda was a request for site plan approval for Marie Peruski for property at 3401 Huron Road (09010L0500000800).**

Arnold Kruzell represented the site plan. He stated it would be a small operation. There would be no service facility, garage or prep area.

The Bay County Road Commission wrote with regard to the site plan filed by Marie Peruski for property at 3401 Huron Road for the purpose of a used car lot – they have the following comment. The proposed used car lot will utilize an existing building and the property will be accessed off L & L Court. Based on the submitted plans, the access configuration will not change. South Huron Road is under the jurisdiction of the MDOT, who should be contacted to determine if they have any comments regarding this site plan. With regard to using the existing access for the proposed use, they do not have any objections to the site plan.

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

The Bangor Fire Department takes no exception to the petition.

Don Hundley wrote MDOT does not have an issue with the site plan.

Mr. Kruzell stated there was a boundary between the salon and where his car lot would be.

Mr. Washabaugh asked if there would be a sign. Mr. Kruzell was not sure. He stated there was an existing sign post but he may have a wall sign. He is checking to see if the State has any sign requirement.

Mr. Pilarski asked if there were two different entities. Mr. Kruzell stated there are the salon and then the car lot.

Mr. Pilarski stated a Knox Box and address numbers meeting code are required. Sidewalks were discussed but due to the wide paved shoulder, they are not required. Landscaping was discussed. There is a green belt area.

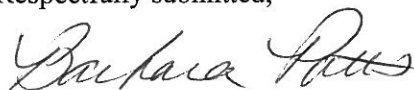
Mr. Kruzell was told he must meet the Township's ordinance requirements for a sign. Mr. Washabaugh asked if there were any restrictions on the number of vehicles for sale. Mr. Kruzell stated he would not have more than 9, along the front and corner.

There would be no dumpster for this site.

*Mr. Norton moved to approve the request for site plan approval for Marie Peruski for property at 3401 Huron Road (09010L0500000800). A Knox Box is required. Address numbers meeting code are required. Sidewalks were discussed but not required. Mr. Pilarski seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

*Having no other business before the Commission, Mr. Pilarski moved to adjourn. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 6:23 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

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