

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF FEBUARY 28, 2018 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28th day of February, 2018 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dave Engelhardt, Mike Nielsen, Vicki Roupe, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Sandy Covaleski and Mark Norton

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, 2018 regular meeting minutes. *Ms. Roupe moved to approve the minutes as presented.* Mr. Schubert asked for clarification concerning the Fire Marshal's comments for Morton Street Investments. No changes were made. *Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda approval of the February 12, 2018 special meeting minutes. *Mr. Nielsen moved to approve the minutes with the duplicate motions removed. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for site plan approval from Marranca Investment & Properties for property at 4395 Wilder Road.

John Gallagher, the construction manager, represented the request. He stated a site plan for the property was previously approved. They would like to attach the proposed building to the existing and add offices, storage and a repair shop. More parking spaces were added.

The BCDWS takes no exception to the plan.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the request. The building addition is behind the existing structure or away from Wilder Road and the proposed sidewalks are 5' behind the back of curb, allowing for a green space between the sidewalk and roadway. They do not anticipate either improvement to obstruct or interfere with BCRC maintenance activities.

The Bay County Drain Commission had no objection.

Mr. Schubert commented the notation regarding sidewalk installation should be removed since the sidewalks have been installed. The fire hydrant location needs to be shown.

Mr. Engelhardt stated the plan was confusing in regard to the dimensions of the new building, side yards and the easement. Mr. Nielsen added a 35' wide easement was shown on the plan. He questioned the ownership of the easement.

Mr. Gallagher stated they are proposing to put up a steel building. The location shown is over the utilities. Mr. Gallagher added he was told being over the lines should not be an issue because they were buried deep enough. Discussion took place.

Mr. Nielsen asked if there would be utility services in the new building. Mr. Gallagher stated a unisex bathroom would be in the building. Mr. Nielsen suggested the water and sanitary sewer lines be cut and capped. They should not run under the building. They can be routed around it.

Mr. Gallagher showed the Commission the floor plan.

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The Commission discussed the location of catch basins, the detention basin, and if there would be additional gravel brought in.

More conversation followed regarding screening along the north side of the site that abuts residential properties.

Mr. Nielsen moved to approve the request for site plan approval for Marranca Investment & Properties for property at 4395 Wilder Road with the following stipulations: 250' of Type C screening and buffer shall be added along the north property line from the northwest corner going east; verification of ownership of the 35' utility easement shown on the plan and whether the proposed encroachment is allowable; the existing water and sanitary sewer services shall be cut, capped and removed from the proposed building addition area and the existing 18" storm sewer shall be rerouted around the new building; the location of the fire hydrant at the east side of the driveway entrance shall be shown on the plan; and the notation regarding installation of new sidewalks shall be removed since the sidewalks are already installed. Mr. Engelhardt seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from Terry Laskowski for property at 3660 Patterson Road.

Mr. Laskowski was present. He stated he dropped off 15 copies of an updated plan about two weeks ago. Ms. Potts stated she had not received them. Ms. Potts left to see if she could locate the plans.

Mr. Laskowski stated he changed the size of the building to meet the setbacks.

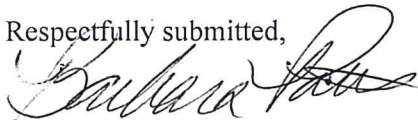
No updated plans were found.

Mr. Nielsen moved to postpone for up to two months the request for site plan approval from Terry Laskowski for property at 3660 Patterson Road. He recommended to the Township Board that the fees for a special meeting be waived if a special meeting is called. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Ordinance review was briefly discussed. LED lighting needs to be addressed. The review of ordinances will be on the agenda for March.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. Schubert seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:33 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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