

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JANUARY 22, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd day of January 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, 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 election of officers. *Mr. Bishop nominated Bill Schubert to remain Chair and Mark Norton to remain Vice Chair. Mr. Bishop closed the nominations. Mr. Norton seconded. Six (6) ayes, no (0) nays. The nominations were approved.*

The next item on the agenda was approval of the December 18, 2013 regular meeting minutes. Mr. Norton had a correction on page one. In the paragraph that begins with "Mr. Norton explained" it should state "clear vision area". *Mr. Bishop moved to approve the minutes with the change. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was the request for site plan approval for Thompson-Phelan Group for property at 404 S. Euclid, Sunrise Family Credit Union (090101940014000).

Charles Suchodolski from the DWS wrote they take no exception to the proposed site plan. There are two utility easements west of the proposed building expansion, one each for water and sewer. The proposed addition does not appear to encroach upon either.

The fire department takes no exception to the request.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for site plan approval for Thompson-Phelan Group (Sunrise Credit Union), they have no comment on the petition. Based on the information received, the proposed site is not located along road right-of-way under the jurisdiction of the Bay County Road Commission (BCRC).

John Schwark of Barber McCalpin Associates represented the request. Barb Weiler and Richard Niemann were also present.

Mr. Schwark stated they have been working on this plan for about a year. The Planning Commission did a pre-review in April of 2013. The addition has since been downsized about 1,000 square feet. The larger addition was getting into easements and it was simpler to make the addition smaller. The Zoning Board of Appeals granted variances for parking space setbacks.

Mr. Schwark added the house on the property will be demolished. It is a complicated site with two zonings and an ingress/egress agreement with Walgreens.

Mr. Norton asked if the storm water changes would be close to what exists. Mr. Schwark stated there may be a slight increase. Some paving will be eliminated and green space added.

Mr. Schubert complimented the site plan. It was a challenging site. Mr. Schubert then questioned the width of the sidewalk along Euclid. Mr. Schwark stated they will do what the State requires. 7' is shown.

APPROVED

Mr. Nielsen questioned the type of change to the fence along the West side. Mr. Schwark stated the fence will be chain link.

Mr. Norton moved to approve the request for site plan approval for Thompson-Phelan Group for property at 404 S. Euclid, Sunrise Family Credit Union (090101940014000). The sidewalk shall be five (5) foot minimum width to seven (7) foot. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval for Signs by Crannie for property at 3183 Wheeler Road, Solucients Security (090100630035000).

The fire department takes no exception to the request.

Charles Suchodolski from the DWS wrote they take no exception to the proposed site plan. Water and sewer services are clear of the proposed sign location.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for site plan approval for Signs by Crannie/Solucients Security, they have no objection to the site plan. Based on the information received, the proposed sign will not be located within the road right-of-way and does not appear to be a sight obstruction for vehicles exiting the property. The commercial access is in reasonable conformance with our current standards.

Jason Daigneault from Signs by Crannie represented the request. He stated the proposed sign would be 10' North of the right-of-way, 45' off the West property line and 10' off the driveway. The sign is within the code allowance for area and height.

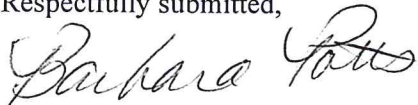
Sidewalks were discussed but not deemed necessary. The property is not within the designated area.

Mr. Norton moved to approve the request for site plan approval for Signs by Crannie for property at 3183 Wheeler Road, Solucients Security (090100630035000). Sidewalks were not deemed necessary. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Mr. Bishop asked how long someone had to conform to an approved site plan. The LaPorte property has not conformed to the site plan.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. LaPlant seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:22 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator