

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JANUARY 23, 2013 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of January 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, Patricia Parker, Dennis Pilarski, Bill Schubert, Tom Washabaugh

MEMBERS ABSENT: Ed Davis, 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 election of officers. *Mr. Pilarski nominated Bill Schubert to remain as Chair and Mark Norton to remain as Vice Chair. Mr. Bishop closed and seconded the nominations. Five (5) ayes, no (0) nays, two (2) absent. The nominations were approved.*

The next item on the agenda was approval of the December 19, 2012 regular meeting minutes. *Mr. Pilarski moved to approve the minutes as presented. Ms. Parker seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

Mr. Schubert had a request to have the Tim Sequin site plan application reviewed first. Hearing no objection to the request, Mr. Sequin was first on the agenda.

Next was the request for Site Plan approval for Tim Sequin for property at 3926 N. Euclid (090100740004001).

Jon Ledy of Apex Engineering represented the request. He stated they would like to expand the existing use. Two additional buildings would be added to the two existing ones. They would look similar. The entrance is paved to the fence then gravel. There would be additional parking as required.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan filed by Tim Sequin for property at 3926 N. Euclid, they have no comment on the site plan. The request is for a development that does not access a roadway under the jurisdiction of the BCRC. Euclid Avenue (M-13) is under the jurisdiction of the MDOT and the engineer/developer should contact them to determine if they have any comments or requirements regarding the proposed development.

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 from MDOT wrote MDOT does not have an issue with the Sequin storage addition.

Mr. Pilarski asked if sidewalks would be required. Mr. Schubert advised there is an existing 5'-6' paved shoulder that serves as a bike/pedestrian path. Sidewalks should not be required.

Mr. Pilarski then asked if landscaping should be required. Mr. Schubert stated there was a greenbelt along the front of the property. Mr. Ledy stated it was only grass.

APPROVED

Mr. Bishop commented MDOT reviewed the plan and didn't comment on drainage. Mr. Ledy stated all drainage goes to the retention basin in the back. They take care of all on-site drainage.

Mr. Washabaugh asked if there would be a sign. Mr. Ledy stated one exists and it would not be changed. Mr. Pilarski asked about exterior lighting. Mr. Ledy explained they are proposing wall packs as shown on the plan. The lights would meet code and be shielded.

Mr. Pilarski inquired about a Knox Box. Mr. Sequin stated he did not have one currently. Mr. Sequin was advised to contact the Fire Marshal. Mr. Schubert stated address numbers would have to meet code.

Mr. Schubert stated he was concerned about lack of landscaping. Mr. Sequin commented he was not required to do any originally. Mr. Schubert stated this addition is closer to the road. A discussion took place on having no water to take care of the landscaping and keeping the area clear for security reasons.

A dumpster is not needed on the site.

Mr. Washabaugh moved to approve the request for Site Plan approval for Tim Sequin for property at 3926 N. Euclid (090100740004001). Address numbers shall meet code and Mr. Sequin should contact the Fire Marshal regarding a Knox Box. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.

The next item on the agenda was a request for site plan approval for Robert & Tracey Koehler for property at 3788 S. Huron Road (090100720024500).

No one was present to represent the request. *Mr. Pilarski moved to deny the request for site plan approval for Robert & Tracey Koehler for property at 3788 S. Huron Road (090100720024500). Ms. Parker seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

The last item on the agenda was a request for Site Plan approval for Euclid Bowl LLC – Joe Thelen for property at 4243 N. Euclid. No one was present to represent the request.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan filed by Euclid Bowl LLC – Joe Thelen of 4243 N. Euclid, they have no comment on the site plan. The request is for a development that does not access a roadway under the jurisdiction of the BCRC. Euclid Avenue (M-13) is under the jurisdiction of the MDOT and the engineer/developer should contact them to determine if they have any comments or requirements regarding the proposed development.

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 from MDOT wrote MDOT does not have an issue with the Thelen lighting project. The drive relocation that is shown on the plans is still being worked on through the MDOT permit process.

Mr. Schubert commented it was nice to see a lighting plan. Mr. Pilarski added, based on the print, they were just changing the lighting to what they have on other sites.

Mr. Schubert stated the plan was straightforward. Ms. Parker had no problem with the request.

APPROVED

Mr. Pilarski stated the new lighting is more energy and cost efficient. There is no negative impact on adjacent properties.

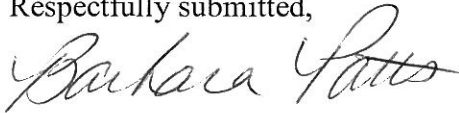
Mr. Schubert moved to approve the request for Site Plan approval for Euclid Bowl LLC – Joe Thelen for property at 4243 N. Euclid. Mr. Pilarski seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.

John McCallum of 3473 Highland Drive stated he received a letter from the Township telling him to come to the meeting. The Planning Coordinator was not aware of the letter. Mr. McCallum explained they previously applied for a Special Exception Use Permit for a duplex and were denied. They were not at the meeting due to having the wrong date. They wanted to re-apply. After a discussion on the previous meeting, Mr. McCallum was asked to check with the Township to see what he needed to do. It was suggested Mr. McCallum get a copy of the meeting minutes to see what the concerns were.

If all the needed information was turned in, the request would be on the agenda for the February meeting.

Having no other business before the Commission, Mr. Pilarski moved to adjourn. Ms. Parker seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed and the meeting was adjourned at 6:32 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED