

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF JANUARY 25, 2012 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25<sup>th</sup> day of January, 2012 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Patricia Parker, Dennis Pilarski, Bill Schubert and Tom Washabaugh

MEMBERS ABSENT: Dick Bishop, Ed Davis 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 election of officers.** *Mr. Pilarski nominated Bill Schubert to remain as Chair and Mark Norton to remain as Vice Chair. Ms. Parker seconded the nomination. Four (4) ayes, no (0) nays, three (3) absent. The nominations passed.*

**The next item on the agenda was approval of the December 21, 2011 regular meeting minutes.** Mr. Pilarski stated a correction needed to be made on page 2. Seventh paragraph on page two, second sentence should read: "Businesses are requesting signs with less square footage but they want a greater number of signs. This still does not meet Township Code." *Ms. Parker moved to approve the minutes with the correction. Mr. Pilarski seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

**The next item on the agenda was a request for site plan approval from Thomas & Jamie Debo for property at 3526 S. Huron Road (0901000710012000).**

Mr. Debo stated the addition will better his business and the business will grow. The extra room is needed for a hoist.

Mr. Pilarski stated Mr. Debo received variance approvals from the Zoning Board of Appeals. The lot size and rear yard setback was approved. The existing building was grandfathered in.

Mr. Schubert said there would be no adverse affect on the area due to the setbacks.

Mr. Washabaugh commented the site plan was not in perspective with what exists. The Northwest corner of the building is different than what is on the drawing.

Mr. Debo was asked if he talked with the Fire Marshal. Mr. Debo stated he spoke with the Township and understood the addition had to be fire rated.

Ms. Parker commented the dumpster needed to be enclosed. Mr. Schubert asked if the dumpster would be moved. Mr. Debo stated it would remain in that area and he would enclose it.

Mr. Pilarski stated no sidewalks were in the area. Mr. Schubert added the parcel was not in the designated area for sidewalks.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan filed by Thomas & Jamie Debo for property at 3526 S. Huron Road for site plan approval. They do not have any comment on the site plan. This property is not accessed by a roadway under the jurisdiction of the Bay County Road Commission. The property is accessed by M-13, a roadway under the jurisdiction of the MDOT. They recommend the

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petitioner contact the MDOT at their Transportation Service Center (TSC) on Wilder Road, Monitor Township (989-671-1555) to determine if this request requires approval or a MDOT permit.

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

Fire Marshal Bailey wrote any construction must meet the International Fire Code 2006 edition.

Mr. Washabaugh asked if there was a concern from the Fire Department about the distance between the addition and the existing office. Mr. Schubert stated if there was a concern, the Fire Marshal should have mentioned it.

*Mr. Washabaugh moved to approve the site plan from Thomas & Jamie Debo for property at 3526 S. Huron Road (0901000710012000). The dumpster shall be enclosed. Sidewalks are not required in this area. Mr. Pilarski seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

**The last item on the agenda was a discussion on the Zoning Ordinance Article 21.00 Signs.**

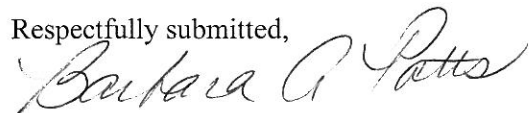
Mr. Pilarski reported sign variance requests have been consistent over the last few months. Businesses are looking for signs with less square footage but they want additional signs. He added he would like to have the full Commission present to discuss the possible ordinance amendment. He had a list of items he would like to look into.

Mr. Washabaugh commented he would like the brightness/intensity of lighting on signs looked at also.

Mr. Pilarski stated he would get more information together and get it to the Commission before the next meeting.

*Having no other business before the Commission, Mr. Pilarski moved to adjourn. Mr. Washabaugh seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed and the meeting was adjourned at 6:25 p.m.*

Respectfully submitted,



Barbara A. Potts

Planning Commission Coordinator

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