

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JANUARY 25, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th day of January, 2017 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandra Covalesski, Neil Froncek, Eric Krenz, Mike Nielsen, Mark Norton, Ed LaPlant, Bill Schubert

MEMBERS ABSENT: None

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 December 21, 2016 regular meeting and December 28, 2016 special meeting minutes. *Mr. Norton moved to approve the minutes of the December 21, 2016 meeting as presented. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed. Mr. Nielsen moved to approve the minutes of the December 28, 2016 special meeting minutes. Mr. Froncek seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval from Bay City Mall Partners LLC for property at 4135 Wilder Road.

Barb Behmlander represented the request. The new site plan shows the location of the sign in the island between the in and out lanes. It will be 10' off the public easement. Elevations will be done after the soil sampling.

Mike Brown wrote the BCDWS takes no exception to the new proposed site plan.

The Fire Marshal had no concern.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan approval request submitted they have no objection to the request. Based on the plan submitted and the Bay County website aerial, the proposed sign will be well off the Wilder Road right-of-way and well away from the road itself. The Wilder Road right-of-way in this area is wider than the typical 33' (we believe it to be 50'), thus the sign is well off the through travel lanes and will not impede routine maintenance activities of the BCRC or perceived to be a hazard to the motoring public.

The Drain Commissioner had no comment.

Mr. Nielsen asked if the approval requested was only for the location, not the actual sign. Ms. Behmlander advised they would like to use the proposed sign if the foundation works. They have to wait until the soil sampling is done to see if the foundation will work. The current grade will remain.

Mr. Nielsen had concerns with the footings and requested stamped engineered prints for the footings when finalized. Mr. Froncek requested wind load calculations be submitted also.

A discussion took place on the public and private easements in that area.

Mr. Froncek moved to approve the site plan for the Bay City Mall Partners LLC for property at 4135 Wilder Road for a sign. Engineered drawings and wind calculations shall be required prior to the issuing of a building permit. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The last item on the agenda was a request for amended site plan approval from Saginaw Valley Naval Ship Museum for property at 1680 Martin Street.

APPROVED

Mike Kegley represented the request. He stated the amount of visitors has increased and they need more room. They received a donation of a portable school room from Midland. They plan on moving the existing trailer and putting the new one in its place. The new building will be for a classroom and gift shop. The old one will be used for an office. With the new building, you will have to enter it in order to access the ship.

Mr. Froncek asked if Mr. Kegley had the DEQ's opinion. Mr. Kegley advised he had verbal approval. Mr. Froncek stated the Township needed it in writing.

Mr. Kegley explained there is a covenant on the property. Anything done has to go through Dow Chemical for approval. They have not made a request yet. Mr. Kegley stated they would like the building on site by April.

Mr. Froncek asked if the Building Inspector assessed the building. No he had not. Mr. Froncek stated the building must meet all codes and standards. It must be ADA accessible.

Discussion took place on where the existing and proposed trailers will be located.

Mr. Froncek stated the building has to meet the building code. It will need a foundation. It cannot be on a slab in a floodway unless it's an engineer designed slab. Mr. Schubert stated the Building Inspector would have to make sure everything done was to code.

Discussion took place on the dry and active waterlines and hydrant locations.

Mr. Nielsen asked if there would be utilities run to the new building. Mr. Kegley explained it would have electrical and LP gas. No water would be run to it.

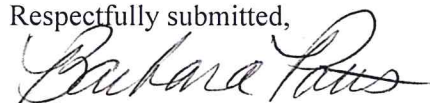
Mr. Froncek stated there needed to be a minimum of 10' between the bathroom and the new building.

Mr. Nielsen advised the present plan was not the most current. It was suggested changes be made to the most current plan. Dimensions of the buildings and distances between them should be on the plan.

Mr. Nielsen moved to postpone the request for site plan approval from Saginaw Valley Naval Ship Museum for property at 1680 Martin Street for up to two months (March meeting). Mr. Froncek seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Froncek seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:48 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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