

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JANUARY 25, 2018 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24th day of January, 2018 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBERS ABSENT: 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. *Ms. Roupe moved to nominate Bill Schubert as Chair. Mr. Nielsen seconded the nomination. Six (6) ayes, no (0) nays. The motion passed. Mr. Nielsen nominated Mark Norton as Vice Chair. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of the December 20, 2017 regular meeting minutes. *Ms. Roupe moved to approve the minutes as presented. Mr. Thomas 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 from Rize Properties LLC for property at 3967 N. Euclid.

Michael Beydoun represented the request. He stated this was a provisioning center proposal.

The BCDWS takes no exception.

The Fire Marshal stated a key box is required.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the request. The development is along a MDOT State Trunkline.

Don Hundley from MDOT wrote a permit will be required to have access to M-13. The existing drive will be required to be modified & storm water must be reviewed.

Ms. Covaleski asked if the ramp location changed from the original submission plan. Mr. Beydoun stated it may change.

Mr. Schubert asked if anything else on the exterior of the building would change. Mr. Beydoun had a different rendition of the site. Mr. Schubert asked if the ramp was ADA compliant. Mr. Beydoun didn't know.

Mr. Nielsen stated no grades were shown. Mr. Beydoun stated all of the requirements would be met. Mr. Nielsen stated required information needed to be shown. Mr. Schubert had comments regarding the following items: parking space size, direction arrow, fire hydrant location, setbacks, arrow on the flat part of the ramp, size of doors and the sidewalk width.

Mr. Nielsen asked if the property was recently rezoned. It was. He questioned the minimum lot size. Mr. Nielsen asked if the application was given the site plan application. Mr. Beydoun stated he had and they would meet all requirements.

Discussion took place on other items missing from the site plan.

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Lena Sinishtaj also was representing the site plan. She requested the item be tabled until later in the meeting.

Mr. Schubert moved to table the request for site plan approval from Rize Properties LLC for property at 3967 N. Euclid. Ms. Covaleski 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 from Jack Morley/Ashley Super for property at 3208 Patterson Road.

Luke Super stated the property has been used for retail. There will be no modifications.

The BCDWS takes no exception.

The Fire Marshal stated a key box is required.

Jim Lillo from the Bay County Road Commission wrote The BCRC is not in favor of large, "wide open" accesses, in this case, across the entire width of the parcel. However, based on the site plan submitted and review of the Bay County aerial, it does not appear there is room for a traffic island along Patterson Road that would still allow vehicles to park in front of the building. The site has operated as such for years and we do not know of any traffic issues at this site to date. We do not object to the request, but reserve the right to have the developer/owner modify the driveway opening if the new business is disruptive to traffic on Patterson Road.

Mr. Schubert asked if the property was being leased. Mr. Super stated it was.

Mr. Nielsen stated the plan showed mainly the floor plan with parking. It was not a full set of plans. Even though it is a change of use, everything on the application should be shown on the site plan.

Mr. Super stated he went over the plan with the Building Official and was told it was fine.

Mr. Nielsen stated more information was needed on the site plan.

Ms. Covaleski moved to postpone for up to three months, the request for site plan approval from Jack Morley/Ashley Super for property at 3208 Patterson Road. Ms. Roupe 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 from Terry Laskowski for property at 3660 Patterson Road. There was no one in the audience representing the request.

Mr. Nielsen moved to table the request for site plan approval from Terry Laskowski for property at 3660 Patterson Road. Ms. Covaleski 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 from Morton Street Investments LLC for property at 3900 N. Euclid. Dale Bash represented the site plan.

Mr. Bash stated he purchased the property and fixed it up. He wants two more warehouses and for them to line up with the existing ones.

The BCDWS takes no exception.

The Fire Marshal requires a fire hydrant for the sprinkler system. Hydrant is more than 100' away. Also requires key boxes.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the request. The development is along a MDOT State Trunkline.

Don Hundley from MDOT wrote a permit will not be required.

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The buildings won't be sprinkled. There is a fire hydrant between buildings one and two. Discussion took place on address numbers, drainage and sidewalks.

Mr. Nielsen stated there should be a buffer between this property and the adjacent residential property. Mr. Bash stated there were trees but the kids from the neighboring property killed them. He added anything he put there would be destroyed.

Mr. Schubert moved to approve the request for site plan approval from Morton Street Investments LLC for property at 3900 N. Euclid. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Mr. Nielsen moved to remove from the table the request for site plan approval from Rize Properties LLC for property at 3967 N. Euclid. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Ms. Sinishtaj stated they needed site plan approval by February 15th. She questioned how they received their Attestation E if the site plan wasn't acceptable.

The Commission did not believe the plan could be approved as presented.

Mr. Nielsen moved to postpone the request for site plan approval from Rize Properties LLC for property at 3967 N. Euclid for up to three months. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Mr. Nielsen moved to remove from the table the request for site plan approval from Terry Laskowski for property at 3660 Patterson. Mr. Engelhardt seconded the motion. Six (6) ayes, no (0) nays. The motion passed. No one was present to represent the request.

Mr. Thomas stated it looked like a simple project.

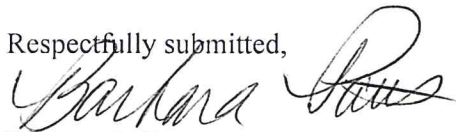
The Commission had questions regarding landscaping, access agreements, utilities, sewer, etc.

Mr. Nielsen moved to postpone the request for site plan approval from Terry Laskowski for property at 3660 Patterson until the February 28, 2018 meeting. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Ordinance review was briefly discussed. Any suggestions received will be forwarded to all Planning Commission members. The item will be on the agenda for February.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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