

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JULY 22, 2015 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd day of July 2015 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 Davis, Ed LaPlant, Mark Norton, Bill Schubert and Tom Washabaugh

MEMBERS ABSENT: Mike Nielsen

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 June 24, 2015 regular meeting minutes. Mr. Norton stated the section number for the Special Exception Use should be 10.03J. *He then moved to approve the minutes with the change. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Next item on the agenda was a request for site plan approval from Mike McVittie for property at 3557 Wilder Road (0901000830002500, 0901000830003000, 0901000830005500).

Jim Lillo from the Bay County Road Commission wrote with regard to the request by Mike McVittie for property at 3557 Wilder Road, they have the following comments on the petition. Based on the drawing, information submitted and a site visit, they have no comment to the proposed addition or parking area. They do have a question as what is planned for the two existing driveways that currently service the residential homes to be removed. It appears the westerly of the two driveways will be abandoned and not service the new parking area. They will require the concrete apron be removed within the Wilder Road right-of-way and/or to the front edge of the existing sidewalk and the area restored (topsoil, grass, etc.). The concrete curb should also be replaced to full height at the existing curb cut – please have the engineer/developer contact the office as to specifics. As for the existing easterly driveway – is this to remain and serve as an access to the new parking area? Please have the engineer/developer contact the office to clarify the intended use of this driveway.”

The Bay County Department of Water and Sewer wrote the site plan indicates the removal of two existing homes connected to sanitary sewer to accommodate the proposed addition which includes two sets of restrooms. If the existing two sanitary leads are not to be utilized as part of the addition, any unused leads must be cut and capped at the property line and as such, the work inspected by their department.

The Bangor Township Fire Department had no comments.

Mike McVittie the contactor, Roger Wenser the engineer and Robert Wiegand the owner, were present. Mr. McVittie stated they are removing the two vacant adjacent homes. They will be adding on to the existing building. There is a possibility of renting out a portion of the new section. They had several variances before the Zoning Board of Appeals that were approved.

Mr. LaPlant gave a recap of the Zoning Board meeting.

Mr. McVittie stated they were taking out the center driveway and putting in curb. They will work with the Road Commission. Mr. Norton stated the sidewalks would have to be maintained or replaced. Mr. McVittie stated they would be

Mr. Schubert asked about the DWS comments. Mr. McVittie stated the meters were removed. Any underground lines would be cut and capped if they weren't being used.

APPROVED

Mr. Washabaugh asked if a portion of the building would be rented. Mr. McVittie stated it was a possibility. There was no change in the required handicap parking requirements if it was rented.

Mr. Schubert asked about signage. Mr. McVittie stated they hadn't addressed a second sign if the building was rented. They plan to keep the existing sign.

Mr. Washabaugh asked if there would be one dumpster. Yes, one dumpster. Lighting was discussed. They would be cognizant of the neighbors.

There was concern regarding the entrances and parking along Grace and Wilder Road. Mr. McVittie stated they would be in contact with the Road Commission.

Mr. Norton asked if the Drain Commission was contacted. Catch basins and drainage was discussed.

Mr. Schubert moved to approve the request for site plan approval from Mike McVittie for property at 3557 Wilder Road (0901000830002500, 0901000830003000, 0901000830005500). Approval is contingent upon the Bay County Road Commission approval of the east driveway off Wilder Road and the driveway/parking on Grace. The sidewalks exist and shall be maintained or replaced. 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 from J. Korpall Development LLC (Tri City RV) for property at 4501 Wilder Road (0901001030000501).

Jim Lillo from the Bay County Road Commission wrote with regard to the request by J. Korpall Development, LLC (Tri City RV) for property at 4501 Wilder Road – they have no objection or comment to the Site Plan. Based on the plans submitted, the proposed commercial expansion will utilize an existing commercial driveway and be located entirely on the owner's property.

The Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed site plan. The developer has been in contact with their department in regard to connecting to water and sanitary sewer.

The Bangor Township Fire Department stated the 2012 International Fire Code must be followed.

Mr. Korpall stated the property was rezoned. They are proposing a 72'x170' building for their service and parts department. He added they have been in contact with the Drain Commission and have applied for a soil erosion permit. He has been working with the Township also. The existing building will stay and be used for sales.

A discussion took place on the collection area for shop drains. Mr. Korpall stated it will all drain to the center of the building to a 750 gallon oil separator. He added they don't really work with oil and such. They also discussed tying into the sanitary sewer and boring under the road. Mr. Korpall stated he's been working with the DPW and will continue to do so.

Mr. Korpall explained the different types of surfacing to be used in certain areas. He added he would like it all hard surfaced at some point but not right now.

Mr. Schubert asked how the proposal will affect the Rail Trail. Mr. Korpall believes things should be better due to less going back and forth across the road. There should be fewer obstructions. Mr. Washabaugh stated the Rail Trail was shown on the shoulder of the road.

Mr. Korpall added there was plenty of drainage on site.

Mr. Norton asked about signage. Mr. Korpall stated they had no plans for new signage at this point.

APPROVED

Mr. Norton moved to approve the request for site plan approval from J. Korpala Development LLC (Tri City RV) for property at 4501 Wilder Road (0901001030000501). Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The first item on the agenda was a request for site plan approval from Versa Development for property at 4107 Wilder Road Unit 1 and Unit 2. (09010B0700000300)

Josh Cykiert represented the request. He stated nothing has changed since the August 2014 approval except they split the property. They have the same contractor and developer. The Panda Express building is 100 square feet smaller than what was on the original site plan. Mr. Cykiert presented a drawing that went with the Reciprocal Easement and Operation Agreement. The two separate parcels will function as one. He added that Versa Development/Wilder State LLC own the property Starbucks will be on.

Mr. Schubert asked if both businesses would be built. Mr. Cykiert stated they are currently being built and hope to open in the next few months.

Mr. Norton had concerns with the Reciprocal Easement and Operation Agreement. The agreement allowed for termination. It should have been a perpetual agreement.

Discussion took place on parking and walkways.

Mr. Norton believed a new site plan would be warranted if the agreement was terminated. Mr. Cykiert stated there are two properties with separate addresses.

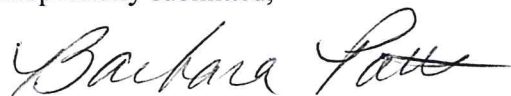
Mr. LaPlant commented the Bay City Mall was concerned with the lack of communication. He requested they be contacted regarding signage.

Mr. Cykiert advised Starbucks would be using the existing Lone Star pylon sign.

Mr. Schubert moved to approve the request for site plan approval from Versa Development for properties at 4107 Wilder Road Unit 1 and Unit 2 incorporating the recorded Reciprocal Easement and Operation Agreement (Liber 3089 Pages 438-450, recorded on 05/12/15) into the approval. Mr. Davis seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. LaPlant moved to adjourn. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:05 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED