

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

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th day of July, 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, Mark Norton, Vicki Roupe, Bill Schubert, Bob Thomas

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 May 23, 2018 regular meeting minutes. Mr. Schubert had a correction on page 3, 4th paragraph from bottom, 3rd sentence. The line should read "They showed samples of the exterior finishes." Mr. Nielsen had a correction on page 3, 5th paragraph from bottom, 2nd sentence. The line should read "Mr. Nielsen explained it is based on the proposed use and building size." *Mr. Nielsen moved to approve the minutes with amendments. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item on the agenda was approval of the June 13, 2018 special meeting minutes. *Mr. Norton moved to approve the minutes with amendments. Ms. Roupe seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for approval of Special Use Permit/Site Plan from Gary Geyer specifically for mini-warehouses at 345 State Park Drive.

Mr. Geyer explained he owned the property north of the beauty shop. The current use is non-conforming. He proposes to bring the use into conformity. This property is adjacent to his existing mini storage buildings and he plans on using the existing entrance for both. The access on State Park Drive will be for fire access only. Mr. Geyer stated he received the same variances for his existing storage facility.

The variances Mr. Geyer had applied and granted for are: 1) a variance of six (6) parking spaces to have zero (0) parking spaces (6 spaces are required); 2) a variance to allow gravel surface for all off street parking areas, access lanes, driveways and other vehicle maneuvering areas (hard surface is required); 3) a variance to allow outdoor storage (storage must be contained within an enclosed building); 4) a variance of 20' to be 0' from the driveways serving the open-air business on north and south to the north and south property lines (20' setback is required); 5) a variance of 21' to be 79' lot width for open-air business (100' minimum lot width is required); 6) a variance of 3' to allow all one-way driveways to be designed with one 12' wide loading/unloading lane and one 12' travel lane (one 12' wide loading/unloading lane and one 15' travel lane are required); 7) a variance of 7' to be 8' wide landscaping planting strip adjacent to the road right-of-way (15' is required); 8) a variance to permit open access between the subject property and 333 State Park Drive (enclosure of the entire site with a 6' high fence is required); 9) a variance of 10' to permit a building to be located 10' from the west property line (minimum 20' buffer width is required); and 10) a rear yard variance of 10' to be 10' (20' is required).

APPROVED

Randall Davies of Pleasurecraft Outfitters, 349 State Park Drive, submitted a letter in favor of the request.

Fire Marshal Starkey has concern with the turn radius where the Salon fence and the South drive of the storage barns intersect.

Jim Lillo from the Bay County Road Commission wrote with regard to Gary Geyer, they do not have any objection to the petition. Based on the plan submitted, review of the site per the Bay County Planning Department's current aerials, the proposed storage building and outside storage will be primarily accessed from a parcel to the south. A gated, Emergency Entrance (Driveway) will connect to State Park Drive. Since this is a change of use and the driveway will be upgraded the petitioner will need to secure a driveway permit from the BCRC.

Amy Geyer wrote a letter in support of the request.

Mr. Norton stated the existing facility is fenced. He asked if the area will be opened up where it will connect to the proposed site. Mr. Geyer answered it would be opened.

Mr. Schubert asked about the outside storage. Mr. Geyer explained he will store his trailers in the rear of the property. There will also be a detention pond in the back.

Mr. Nielsen inquired about the use of the house. Mr. Geyer stated he is allowed to have a resident manager on site.

Mr. Geyer was told the sanitary sewer line was shown under the corner of the proposed building. He may want to reroute it.

Mr. Nielsen noted the site was to be enclosed with a chain link fence. The Township ordinance does not allow for chain link enclosures.

Signage was discussed. Mr. Geyer stated he may have a wall sign but nothing else.

Mr. Engelhardt questioned parking for the house. Mr. Geyer stated the house will be used more as an office and there is room in the back of it for parking. He stated landscaping would be similar to the other site.

Mr. Nielsen asked if the traffic would go one way around the sites. Mr. Geyer stated it would be one way and would be marked.

The lighting for the site will be under the eaves.

A discussion on fencing took place. Mr. Geyer stated the entire site would be enclosed with a chain link fence. The North side will have privacy slats in it. Mr. Geyer added the neighbor to the North had their own stockade fence. There will be an emergency gate with a Knox box on the State Park Drive side.

Mr. Nielsen again stated chain link fencing was not allowed. In the Statement of Intent in Article 10.00 it indicates the intent of the district is to permit only commercial uses that are appropriate and compatible with the surrounding neighborhoods in terms of architecture, height, traffic patterns, and screening. The chain link fence will be compatible with the area. A solid fence would encourage vandalism.

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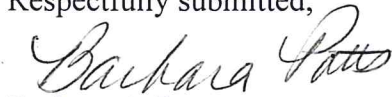
Mr. Schubert stated sidewalks were not necessary in the area due to the location of the bike trail.

There was no one in the audience for or against the request.

Mr. Nielsen moved to approve the request for approval of Special Use Permit/Site Plan from Gary Geyer specifically for mini-warehouses at 345 State Park Drive with the stipulations: a driveway permit be obtained from the Bay County Road Commission, traffic flow signage and the wall sign will meet Township regulations; a chain link fence that is compatible with the area be installed with privacy slats to the North and East sides and fence shall run to at least 10' East of the adjacent home to the North. Mr. Thomas seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:55 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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