

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JULY 27, 2016 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of July, 2016 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Eric Krenz, Mike Nielsen, Ed LaPlant, Bill Schubert

MEMBERS ABSENT: Dick Bishop, Ed Davis, 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 approval of the June 22, 2016 regular meeting minutes. *Mr. Nielsen moved to approve the minutes as presented. Mr. LaPlant seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item was a request for site plan approval from Electrical Trades Building Inc. for property at 1206 W. Thomas (09010W1500800400).

The Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed site plan.

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote this is under MDOT jurisdiction.

MDOT wrote they had no comment.

The Drain Commissioner had no comment.

Dave Arnold represented the request.

Mr. Schubert stated the updated plan seemed to address what was lacking at the last meeting.

Mr. Nielsen asked what the adjacent properties were zoned. After looking at the zoning map book, it was determined the adjacent parcels are zoned Office-1.

Mr. Nielsen asked if a variance was received. Mr. LaPlant stated a variance for minimum lot size was granted. Mr. Nielsen believed a rear yard or possible side yard variance may be needed. Mr. Arnold stated he thought the variance approval was for everything.

A discussion took place on when the existing buildings were built and if variances were granted for them. The size of parking spaces was also discussed. Mr. Arnold was not aware of the size of the existing spaces. He was informed they needed to be 10'x20'. The plan looked as though there was adequate parking.

Mr. Krenz asked if there would be changes to the outside lighting. Mr. Arnold stated there would be no change.

Mr. Schubert stated sidewalks were not required for this property. Mr. Nielsen asked where the property lines were and where ingress/egress for the site was located. The parcel is landlocked. Mr. Arnold stated the building would be on a slab and used for storage and a classroom. The addition would not require water or sewer service.

After locating the full size print, it was determined only some of the parking spaces were the correct size. There is room on the property to make the spaces meet code.

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More discussion took place on possible variances. Screening was not an issue. There would be no dumpster nor change to outdoor lighting. Parking is more than adequate.

Mr. Arnold was asked if the parcels could be combined. He didn't believe they would be.

Research needed to be done to see if yard setback variances were granted or if the buildings were grandfathered in. Mr. Nielsen stated the Zoning Ordinance is clear. The existing setbacks do not meet the current code. If yard setback variances were never granted, they would be needed for site plan approval to be granted.

Mr. Arnold felt as if he had been misled by the Township. When he went to the ZBA, he thought variances for anything he needed were approved.

More discussion took place on property lines and where the front, rear and side yard were.

Mr. Schubert moved to approve the request for site plan approval from Electrical Trades Building Inc. for property at 1206 W. Thomas (09010W1500800400) contingent upon the existence of variances to meet the setbacks in the side and rear yards. There will be no dumpster nor changes to outside lighting. Parking spaces shall be 10'x20'. Mr. LaPlant seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Due to some discrepancies on relevant information regarding the site plan approval for the Jason Dore RV campground, site plan approval was re-opened.

Fire Marshal Starkey was present. He explained Supervisor Kula asked he speak to Mr. Dore about hydrant requirements. Due to the ZBA granting variances for smaller camp site sizes and zero setbacks, the Fire Marshal had fire safety concerns. Fire Marshal Starkey was contacted by Louis Wilson who also had concerns.

The Fire Marshal stated a fire pit had to be 25' from any combustible material. Currently, the nearest accessible fire hydrant is 1,400 feet away. Accessing the hydrant off Lauria Road is the most practical. There is a hydrant off of Revilo but the easement is not accessible for fire apparatus.

Steve Coppler was present. He stated he thought it was agreed that a gate at the Revilo for access would be provided. Fire Marshal Starkey stated that a gate could still be provided so long as the Fire Department was given a key.

Mr. Nielsen explained the Planning Commission was told at the meeting that the applicant had received a letter from the Fire Marshal stating that fire hydrants were not required on site and Mr. Coppler would forward a copy of the letter from the Fire Marshal to the Planning Commission. After receiving the letter, there was confusion as to whether or not hydrants were required. The Fire Marshal stated he wants three fire hydrants on site.

Discussion took place on what was required, what was not, location of hydrants, and gate requirement. Area residents did not want access to the campground off of Revilo.

Fire Marshal Starkey clarified that a RV is not structure but is combustible and a fire pit needs to be at least 25' away. He added, when the property was a trailer park, there was an onsite hydrant.

Mr. Coppler had no knowledge of any onsite hydrants. They no longer have access to the waterlines along State Park Drive.

More discussion took place on hydrants and fire pits.

Mr. Coppler stated there may be great expense to create an access off of Revilo or to install three hydrants on site. After gathering the costs, they would need to decide if the project was still feasible.

Mr. Coppler added he thought it was the Fire Marshal's opinion to have hydrants, not that they were required. The Fire Marshal mentioned since first submission of a site plan, he wanted three fire hydrants.

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Mr. Schubert asked if the Department of Water & Sewer had done any testing since approval was given. Mr. Coppler stated no. Some was done last year. Testing was done without a meter. Sewer lines need a gravity test but they can't get it done without water and they can't get the water until the site plan is approved.

Mr. Schubert proposed running an 8" line off of Revilo. He stated there is a capped 8" tap line to the site on Revilo and that it would be more cost efficient to run the line off of Revilo. The Fire Marshal stated he would be agreeable to having one fire hydrant on site.

Mr. Nielsen stated in light of new information presented on the site plan approved at the June 2016 Planning Commission meeting for Jason Dore, he moved to amend the site plan approval. Mr. Krenz seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Roadway requirements were discussed. The Fire Marshal stated roadways had to support fire apparatus and turn radii must be sufficient for the apparatus.

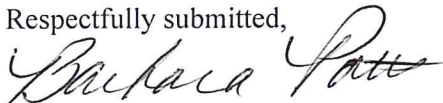
Fire pits would be allowed as long as they meet code. Fire pits shall be 25' and portable outdoor fire places shall be 15' from any combustible material per IFC 2012 Sections 307.4.2 and 307.4.3.

Fire Marshal Starkey stated one fire hydrant would be acceptable if it is in the interior of the campground (IFC 2012 Section 507.1). Roadways in the RV park shall have the load bearing capability for a fire apparatus per IFC 2012 503.2.3.

Mr. Nielsen moved to amend the site plan approval for Jason Dore for property at 3995 N. Oakbrook (0901003240035500) specifically for a campground. Approval shall now require the installation of one fire hydrant located on Oakbrook Drive within the main circle road to meet all Department of Water & Sewer and IFC 2012 Section 507.1 requirements; fire pits and/or portable outdoor fire places provided shall meet IFC 2012 Sections 307.4.2 and 307.4.3; and park roadways shall meet current standards of IFC 2012 Section 503.2.3 Appendix D. Mr. LaPlant seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. LaPlant seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:25 p.m.

Respectfully submitted,



Barbara A. Potts

Planning Commission Coordinator

APPROVED