

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JUNE 13, 2018 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 13th day of June, 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: Dave Engelhardt

At 5:30 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

The item on the agenda was a request for Change of Use site plan approval from Jack Morley/Ashley Super for property at 3208 Patterson Road.

The BCRC's comments submitted for the January 24, 2018 Planning Commission Meeting remain unchanged: *"With regard to the amended Site Plan approval request submitted by Jack Morley/Ashley Super for property at 3208 Patterson Road for renovation of an existing structure for a provisioning center – they have the following comment on the request. 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 they do not know of any traffic issues at this site to date. They 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."*

The Bay County Drain Commission had no comment.

Fire Marshal Starkey wrote Sheets A2.1 and A4.0 are incorrect/mislabeled the North Wall has an existing GAS meter on the exterior wall not a Water Meter. A4.0 the elevations are mislabeled. The North Elevation is actually the West Elevation, and the West Elevation is the North Elevation. Also the Knox Box location is missing from the drawing. There is an existing hydrant on the Topographic Survey Plan, and there is an additional hydrant to the West as well.

No comments were received from the BCDWS.

Luke Super stated the property is zoned industrial. The structure exists.

Mr. Norton asked if the zoning was Industrial 1 or 2. It is zoned Industrial-2.

Mr. Super stated they would be growing between 100 and 200 plants. The facility would be basic and they will only supply their own store. There would be 2-3 employees per day. Any deliveries would come by pickup, nothing large.

Mr. Nielsen asked when the facility was built. Mr. Super didn't know but thought it was about 40 years old. Mr. Nielsen stated there was no sewer and asked where the septic was. Mr. Super stated he thought it was out back. There are 10 acres.

Mr. Schubert noted the survey work was not done on the entire site. Mr. Super stated it was only done on the portion they are leasing. The lean-to is not included. They do not have access to it from the building.

Mr. Schubert asked about a dumpster. Mr. Super stated they would not have a dumpster or a sign. Some lighting exists on the building but they will be adding wall packs where needed.

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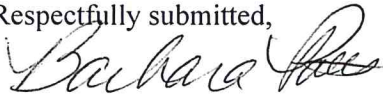
Mr. Nielsen asked how trash would be removed. Mr. Super explained waste would be minimal. Mr. Nielsen added the zoning on the plan needed to be changed to I-2. He explained this is an existing non-conforming structure. As long as the structure isn't enlarged or altered to increase its non-conformity, it will remain lawful.

Mr. Nielsen moved to approve the request for Change of Use site plan approval from Jack Morley/Ashley Super for property at 3208 Patterson Road. Based on Zoning Ordinance Section 26.12, the structure will remain lawful as long as the structure is not enlarged or altered to increase its nonconformity. Ms. Covaleski seconded the motion. Mr. Schubert stated sidewalks would not be required in this area. Six (6) ayes, no (0) nays. The motion passed

A request from Sharon Larocque of Power Shift (Bay Cycle) was received asking for their site plan review to be postponed again. *Mr. Schubert moved to postpone, to no later than the September 26, 2018 meeting, the request for site plan approval from Power Shift LLC for property at 3800 S. Huron Road. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed*

Having no other business before the Commission, Mr. Thomas moved to adjourn. Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 5:48 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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