

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JUNE 24, 2015 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24th day of June 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, Mike Nielsen, and Bill Schubert

MEMBERS ABSENT: Mark Norton and Tom Washabaugh

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 27, 2015 regular meeting minutes. *Mr. Bishop moved to approve the minutes. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Next item on the agenda is a request for Special Exception Use Permit/Site Plan approval from Dean Siniff for property at 405 State Park Drive (0901003240008500) specifically for single-family detached dwellings and accessory buildings and uses customarily incidental to the same, 10.03J.

Mr. Siniff stated his business owns the property at 405 State Park Drive. The Planning Commission recommended he request a Special Exception Use Permit to convert the property from a three unit building to a single family home. The building needs a lot of work. He would like to make it more representative of the area. The property is zoned Commercial-1 but there are single family homes in that area.

Mr. Siniff commented the only changes would be a detached garage and new roof design. There will be a driveway to the garage.

Christina Michael of 397 ½ State Park Drive stated this is a quiet area. She would like the natural lay of the land to stay.

There were no other comments from the audience.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for a Special Exception Use Permit/Site Plan approval request filed by the Dean Siniff for property at 405 State Park Drive, for single family detached dwellings and accessory buildings in accordance with Section 10.03K, they have no objection to the petition. It appears this request is associated with the same property that the two gentlemen inquired about at the May 27th Planning Commission meeting. Specifically, they wanted to know the best way to convert a three-unit home into a single family dwelling on a piece of property that is zoned Commercial, but taxed as Residential. The site plan provided does show a proposed driveway connecting to the 24' x 24' detached garage. If this is the case, a residential driveway permit will be required from the Bay County Road Commission for the new driveway. A permit will also be needed if the existing driveway is reconfigured, added to or relocated.

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

The Bangor Township Fire Department had no comment.

Mr. Siniff stated he had no problem with the comments from the Road Commission.

Mr. Davis asked if Mr. Siniff would live in the house or if it would be a rental. Mr. Siniff stated the home would be sold. He added the asphalt would be removed and lawn put in. The cement would stay. He wants a separate driveway to the garage.

APPROVED

Mr. Nielsen move to approve the request for Special Exception Use Permit/Site Plan approval from Dean Siniff for property at 405 State Park Drive (0901003240008500) specifically for single-family detached dwellings and accessory buildings and uses customarily incidental to the same, 10.03K. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The site plan for 4107 Wilder Road was brought before the Planning Commission for a recommendation. The site plan was approved August 13, 2014. Since then, the property has been split. There were many questions. The site plan is no longer valid. The Commission discussed utilities, required parking, access agreements, signage, setbacks, etc.

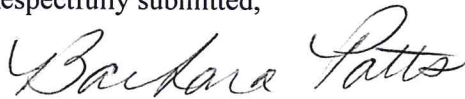
The plan submitted for signage was different than the one approved.

The Commission agreed the approved site plan is no longer valid. The developer would have to proceed at their own risk.

Mr. Schubert moved to recommend action from the Township to have the properties at 4107 Wilder Road brought back into conformance. They request a site plan be submitted meeting all of the criteria listed on the site plan application. They also request any documentation regarding legal access, parking agreements and parking computation. Mr. Nielsen seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. LaPlant moved to adjourn. Mr. Davis seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:37 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED