

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JUNE 26, 2013 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of June 2013 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, Mark Norton, Patricia Parker, Dennis Pilarski, Bill Schubert, Tom Washabaugh

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 22, 2013 regular meeting minutes. Ms. Parker had a change to the 7th paragraph on the 3rd page. 4th sentence should start with "The new plant ..." Mr. Schubert requested the following information be added after the 7th paragraph. "The finished floor elevation was questioned by Mr. Schubert wanting to know why this critical infrastructure would be built 2' above the 100 year flood plain elevation. A discussion ensued regarding what the correct flood plain elevation was in the area. The 1986 and 1996 100 year flood events were discussed and if they impacted the proposed water plant site. Soil borings and types of soil were discussed with the need to move unstable fill from the site and compact appropriate material in its place. Mr. Paige assured the Commission the correct flood plain information would be obtained and the feasibility of raising the water plant elevation would be reviewed." *Mr. Davis moved to approve the minutes with changes. Ms. Parker seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

Next on the agenda was the request for Final Plat Approval of Liberty Square Subdivision No. 2.

Jon Ledy of Apex Land Surveyors and Steve Shabluck, owner, were in attendance. Mr. Ledy stated they are requesting Final Plat approval for Liberty Square Subdivision #2. They have received approvals from the Bay County Drain Commission, Bay County Road Commission and Bay County Treasurer. He added the plan is the same as previously submitted.

Fire Department takes no exception to the request.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for Final Plat approval of Liberty Square Subdivision, No. 2, they have no objection to approval of the Final Plat. The Bay County Road Commission Board, at their June 12th regular meeting, approved the true copy of the Final Plat for Liberty Square Subdivision, No. 2. Pending approval of the true copy of the Final Plat by the other agencies listed, they understand the mylar copy will then be circulated for final signature.

Mr. Pilarski had concerns with how the retention basin was draining during high rain volume times. He believed the way the pond drained it increased flooding on Regan Road. Mr. Ledy stated they could try to throttle down the pump. Discussion took place on how gravity drains Regan Road. Mr. Pilarski stated the retention pond drains into the ditch on Bangor Road causing it to backup water draining from Regan Road. Mr. Ledy stated they would try to work with Mr. Pilarski.

Mr. Schubert commented Liberty Square does not flood. The basin has been approved by the Bay County Road Commission and the Bay County Drain Commission and works properly.

Mr. Norton moved to recommend approval to the Township Board the Final Plat Approval of Liberty Square Subdivision No. 2 as submitted. Mr. Bishop seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

APPROVED

Next on the agenda was a request for Site Plan approval from Mark Hoffman for property at 4411 Ace Commercial Court (09010A0300000900)

Mark Hoffman represented the request. He explained he would like to change the size of the building (4411). A current tenant has outgrown his current space. Mr. Hoffman is proposing a larger building on combined lots 9 and 10.

Jim Lillo from the Bay County Road Commission wrote with regard to the Request for Site Plan approval filed by Mark Hoffman for property at 4411 Ace Commercial Court, they have no comment on the petition. Based on the information received, the proposed site is not located along road right-of-way under the jurisdiction of the Bay County Road Commission. Ace Commercial Court is a private road and, thus, not subject to their requirements.

The fire department wrote they take no exception to the request.

Charles Suchodolski from the Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed site plan. While there are 2 water service connections to these two parcels, only one needs to be utilized. Additionally, there was only one 6" sanitary sewer lead installed to service both of these parcels as part of the original construction project.

Mr. Schubert moved to approve the request for Site Plan approval from Mark Hoffman for property at 4411 Ace Commercial Court (09010A0300000900) as presented. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The last item on the agenda was request for Site Plan approval from Gary Heaphy for property at 300 S. Euclid (09010P1500701600).

Mr. Heaphy stated they would like to use the vacant dry cleaning building, renovate it, and use it for retail apparel sales. There would be no change to the outside of the building. They are not expanding the building.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for Site Plan approval for Gary Heaphy for property at 300 S. Euclid Avenue, they have no objection to the request. Site access/parking will remain as it currently exists and did when "One-Hour Martinizing Cleaners" were in operation. Site access and parking are off Jane Street, which is in Bangor Township and under the jurisdiction of the Bay County Road Commission (BCRC). The BCRC Board, at today's regular meeting, approved the site access and parking for Mr. Heaphy's proposed "Career Uniforms" apparel store as presented in his Planning Commission request.

The fire department takes no exception to the request from Gary Heaphy for the property at 300 S. Euclid.

Charles Suchodolski from the Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed site plan. It should be noted however, this address is in the proposed area of a new Water Main as part of the 2013 Bangor Water System Improvements. They may be required to install a new water service line from the building to new water shut off box.

Mr. Schubert indicated the property was in the designated area for sidewalks. Ms. Parker stated the road frontage was all asphalt. Mr. Norton commented the Zoning Ordinance requires a green area along the road frontage. Mr. Bishop advised the salt from snow plowing kills the grass along the road right of ways.

Mr. Norton stated he would like a green area. AT Frank has a sidewalk Mr. Heaphy could line up with. There would need to be a ramp at the curb.

Mr. Washabaugh inquired if the asphalt could be cut to allow for a sidewalk. Mr. Norton stated he would like to see grass. A discussion took place on how a green area and sidewalk could be incorporated into the frontage along Euclid.

APPROVED

Mr. Washabaugh asked if the canopies would be removed. Mr. Heaphy stated they would be removed. Signage was questioned. Mr. Heaphy would like to paint the existing sign. Mr. Schubert stated signage would have to meet code.

Mr. Washabaugh asked if the East entrance would be used. Mr. Heaphy stated the entrance was not convenient to use.

More discussion took place on if a sidewalk and/or landscaping should be required. Any alteration to the curb/drain along Euclid may need MDOT approval. The installation of a ramp along Jane St. was discussed.

Mr. Norton moved to approve the request for Site Plan approval from Gary Heaphy for property at 300 S. Euclid (09010P1500701600) including the installation of a sidewalk and green space along Euclid with a ramp to access Jane Street. There was no support of the motion. The motion failed.

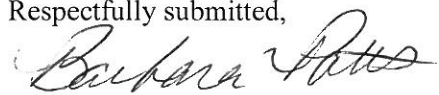
Mr. Schubert moved to approve the request for Site Plan approval from Gary Heaphy for property at 300 S. Euclid (09010P1500701600) with the installation of a curb cut and concrete to match the elevation from Jane Street to the existing asphalt. Mr. Bishop seconded the motion. Six (6) ayes, one (1) nay-Norton. The motion passed.

Mr. Pilarski reported variance requests have been coming in for properties in Liberty Square Subdivision No. 1.

Mr. Norton advised the approved site plan for Labadie will expire July 4, 2013 if landscaping has not been put in from the property line to the curb and a sidewalk be installed.

Having no other business before the Commission, Mr. Pilarski moved to adjourn. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:50 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED