

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF JUNE 27, 2012 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27<sup>th</sup> day of June 2012 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, Patricia Parker, Dennis Pilarski, and Bill Schubert

MEMBERS ABSENT: Mark Norton, 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 23, 2012 regular meeting minutes.** *Mr. Pilarski moved to approve the minutes as written. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

**The next item on the agenda was a request for site plan approval from Bramblewood Cooperative at 3258 Kiesel Road (0901001840001000).** There was no one in the audience representing the request. *Mr. Schubert moved to table the item until the end of the meeting. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

**The next item on the agenda was request for site plan approval from Brink Farms Inc. for property at 99 Tiernan Road (0901001420000500).**

Brian Brink and Chris Spitler represented the request. Mr. Brink stated they would like to re-open the load out facility on the Dow Chemical property.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan filed by Brink Farms Inc. for property at 99 Tiernan Road, they have no comment on the site plan. The request is for a development that does not access a roadway under the jurisdiction of the BCRC. This section of Tiernan Road is under the jurisdiction of the City of Bay City and the engineer/developer should contact them to determine what they will require for access to this site.

Fire Marshal Bailey wrote the fire hydrant on the site plan appears to be more than 400 feet from the proposed building. International Fire Code 2006 Section 508 FIRE PROTECTION WATER SUPPLIES 508.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

A portion of the building is more than 400 feet from the fire hydrant. There are a couple of options that could reduce the distance; the gate could be moved closer to the fire hydrant on Prairie or the building could be moved closer to the fire hydrant.

Bradd Maki from the Department of Water and Sewer wrote the DWS takes no exception to the proposed site plan.

After a discussion, Mr. Brink agreed to move the building to the North to meet the distance requirements from the Fire Marshal. Mr. Pilarski added a Knox box may be needed at the entrance gate.

**APPROVED**

Mr. Schubert questioned the property line and tank location that was shown on Sheet 1 of the site plan. It was explained there were several legal descriptions on the site plan. It included areas that may be needed in the future. Dow Chemical is in remediation on the area in question. Mr. Schubert asked if the berm was adequate. It is adequate if there was an overflow.

Mr. Bishop questioned the waiver request for landscaping and a dumpster. Mr. Spitler stated due to the type of development, they asked that landscaping would not be required. He added there wouldn't be much trash and a dumpster would not be needed.

There was discussion on security. Mr. Brink stated they would meet the Homeland Security requirements. The Fire Department would have access after hours through the gate. The gate gives access to the entire site.

Mr. Pilarski asked who maintained the tanks. Mr. Brink stated there would be monitoring systems.

Ms. Parker commented Dow Chemical had their own requirements and gave their approval for the site.

Mr. Pilarski stated due to the location of the site, sidewalks would not be required.

*Mr. Pilarski moved to approve the request for site plan approval from Brink Farms Inc. for property at 99 Tiernan Road. The plan shall be updated to meet the requirements of the Fire Department by moving the building North for hydrant access. A Knox box is also required. Landscaping is approved as shown on site plan. Sidewalks and dumpster are not required. Address numbers shall meet code. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

**The last item on the agenda was a request for site plan approval from Bramblewood Cooperative at 3258 Kiesel Road (0901001840001000). Mr. Schubert took the item off the table.**

Connie Grimshaw represented the request. She stated they are going to move the building to a different section of the property. The building would be 40' from the property line and 20' from the Consumers easement. She stated Consumers would have allowed them to build under the power lines but they decided to move the building.

Jim Lillo from the Bay County Road Commission With regard to the site plan filed by Bramblewood Cooperative for property at 3258 Kiesel Road, they have no comment on the site plan. The request is for expansion (or replacement) of an existing maintenance building that does not access a roadway under the jurisdiction of the BCRC. Further, they do not believe it will adversely or otherwise affect any roadway under the jurisdiction of the BCRC.

Fire Marshal Bailey wrote any construction must meet the International Fire Code 2006 edition.

A discussion took place on sidewalks. Mr. Schubert explained the location warranted sidewalks. However, due to the small scope of the project, they would not be required at this time per Section 19.07 of the Township Zoning Ordinance.

*Ms. Parker moved to approve the request for site plan approval from Bramblewood Cooperative at 3258 Kiesel Road as submitted. Sidewalks are not required due to the scope of the project. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

Mr. Schubert reported he and Mr. Bishop met with Supervisor Watson and Code Enforcement Officer Steve Hebert to discuss the Zoning Ordinance. Supervisor Watson relayed that some small businesses have been chased away due to the stringency of the Zoning Ordinance.

**APPROVED**

Mr. Schubert asked the Planning Commission to review the ordinance and see what areas, if any, can be changed to make Bangor Township more small business friendly.

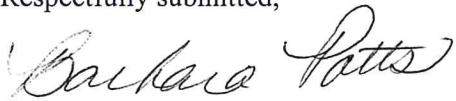
Mr. Bishop added the Township Zoning Ordinance makes moving into the Township cost prohibitive. Mr. Pilarski stated the Commission tried to make the ordinance uniform and fair.

Mr. Schubert asked each Commission member to look for potential areas to change and submit them at the next meeting.

Mr. Davis asked why Labadie has not submitted a site plan for review. There was no information on the issue.

*Having no other business before the Commission, Ms. Parker moved to adjourn. Mr. Pilarski seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed and the meeting was adjourned at 6:46 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**