

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF JUNE 28, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28<sup>th</sup> day of June, 2017 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandra Covaleski, Mike Nielsen, Mark Norton, Ed LaPlant, Bill Schubert

MEMBERS ABSENT: Eric Krenz

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 24, 2017 regular meeting minutes.** Mr. Norton had changes. On page two, first full paragraph, second sentence. The word “what” should be change to “why”. The motion at the bottom of page three should read as follows: “Mr. Froncek moved to approve the request for a Special Exception Use/Site Plan approval from Marathon Engineering for property at 3983 Wilder Road (09010P0500000100) specifically for a restaurant with drive-in or drive-through service. (Section 12.03 N) Ms. Covaleski seconded the motion. Mr. Nielsen added to the motion the conditions of a third barrier free parking space and Bay County Road Commission approval. The amendment was accepted. Seven (7) ayes, no (0) nays. The motion passed.” Also, the motion to adjourn the meeting should have seven (7) ayes. *Mr. Norton moved to approve the minutes with changes. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was approval of the June 6, 2017 special meeting minutes.** Mr. Norton stated the approval of the April minutes needed to be removed making the site plan approval request the first item. Also on page two, second paragraph, second sentence should say “...minimum of two barrier-free spaces.” *Mr. Norton moved to approve the minutes with changes. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was recommendation to Township Board the amendment to Zoning Ordinance regarding inclusion in Commercial-1 zoning, all permitted uses and uses permitted by special approval in Office-1 zoning.**

*Mr. Nielsen moved to recommend to the Township Board the approval of the amendment to Zoning Ordinance regarding inclusion in Commercial-1 zoning, all permitted uses and uses permitted by special approval in Office-1 zoning. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The last item on the agenda was a request for site plan approval from RRH Discount, Inc. for property at 3389 S. Huron Road. (0901000630020000).** Jon Ledy of Apex represented the site plan. It is a large sprawling complex. There had been a fire in the building.

Mr. Ledy stated they are removing the older portion of the building and utilizing the unaffected portion. They are proposing a gas station/convenience store with three gas pumps.

There would be entrances on Huron Road and Two Mile. They would like to use the existing sign. All setbacks and side yards are shown. One side yard is encroaching.

Mike Brown wrote the BCDWS takes no exception to the proposed site plan.

The Fire Marshal had no concern.

The Drain Commissioner had no comment.

**APPROVED**

Don Hundley from MDOT wrote they have received the plans for the conversion of the existing party store to a party store/gas station. They have not received an application from them as of this time. Once that is received they can give them an official review.

These are the items we are going to address:

1. Relocate existing sign completely outside of MDOT right of way
2. Corner clearance for 50 mph is 230'
3. The radius point of the road and drive cannot be closure than 20' (M13 and 2 mile)
4. Drive on M13 can be a right in only, located to the East property line

This intersection does have some crash history and moving drives away from the intersection will be a good start. They are reviewing this area for a possible safety project. This is a definite change in use. They must submit an application for access to MDOT.

Jim Lillo of the Bay County Road Commission wrote with regard to the Preliminary Site Plan approval request submitted by RRH Discount, Inc (Jajawie) for property at 3389 S. Huron Road (M-13), they have the following comments regarding the request. The Huron Road (M-13) entrance is controlled by MDOT, thus not under our jurisdiction. They are currently reviewing the requested driveway access off Two Mile Road. Speaking to the current configuration of the proposed Two Mile Road driveway, which is proposed to be approximately 95' wide, they are not able to approve this access at this time. They are concerned with its close proximity to the M-13 intersection and the direct observation of westbound M-13 traffic making the right-turn onto Two Mile Road (this intersection is only controlled by a yellow, flashing caution light) at a higher rate of speed than "normal". A vehicle can make this turn at a higher rate of speed than a normal, 90 degree intersection, as Two Mile Road intersects M-13 at an angle larger than 90 degrees. The existing curb and gutter also has a very large radius, allowing for vehicles turning onto Two Mile Road to maintain a higher speed. Having a "wide-open", 95' driveway opening onto Two Mile Road, close to the intersection, would seem to increase the potential for accidents. Further, even though this was a convenient store, the addition of gas pumps will increase traffic in and out of the property. Simply, can the driveway proposed for Two Mile Road be narrowed (40' – 45') and the opening located at the northern most end of the property? Basically, leaving the northern proposed curb & gutter as is and narrowing the opening to 40 – 45'. Is this possible without dramatically impacting interior traffic flow?

Mr. Ledy agreed to work with MDOT and the Road Commission to come to an agreement and comply with their requirements. A discussion took place on the Zoning Ordinance requirements for a gas station/convenience store.

Storm water and limits of retention were also discussed.

Mr. Schubert noted the sign would need to be moved out of the road right-of-way.

Ms. Covaleski asked if the old apartment portion would be used. Mr. Ledy stated that is where the convenience store would be. The rest would be demolished.

Mr. Ledy commented they were having difficulty finding records for the water and sewer lines/leads.

Mr. Schubert suggested Mr. Ledy show on the plan where the sign would be moved to so he would not need to come to another meeting.

Mr. Nielsen stated there was enough parking, however, the area by the handicap space may get congested. The rear yard must be shown on the site plan.

Mr. Schubert stated sidewalks were not warranted due to the wide shoulder on Huron Road. They are not required on Two Mile.

Mr. Nielsen stated a revised plan showing the modified ingress/egress and any other modifications need to be submitted to the Township.

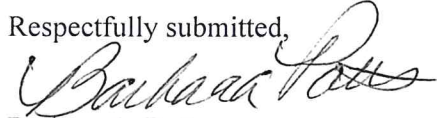
**APPROVED**

*Mr. Nielsen moved to approve the site plan approval from RRH Discount, Inc. for property at 3389 S. Huron Road. (0901000630020000) with the following contingencies: the location of the alternate sign location shall be shown, the altered drive on Two Mile shall be shown, any and all requirements from MDOT shall be adhered to, setback lines shall be shown, the curb shall be continuous around the north rear line by dumpster, and the distance from adjacent residential areas shall be added to the site plan. A revised plan with all the changes shall be submitted. Sidewalks were not deemed necessary. Mr. Schubert seconded the motion. Five (5) ayes, No (0) nays. The motion passed.*

Ed LaPlant presented his resignation. He was thanked for his service.

*Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:05 p.m.*

Respectfully submitted,



Barbara A. Potts

Planning Commission Coordinator

**APPROVED**