

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JUNE 6, 2017 SPECIAL MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 6th 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, Neil Froncek, Eric Krenz, Mike Nielsen, Mark Norton, Ed LaPlant, Bill Schubert

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 a request for site plan approval from Frankenmuth Credit Union for property at 800 N. Euclid.

John Morey of D&M Site, Inc. and Dave Marr of TSSF Architects represented the request. Mr. Morey stated the building is 5,400 square feet. It has had many uses. They are proposing to use the building as a Frankenmuth Credit Union mini-branch. There will not be an ATM machine or a drive-thru.

Mr. Morey stated there is ingress and egress on both M-13 and North Union. There is no documentation or recorded agreement with the adjacent property to the North regarding access. 21 parking spaces are shown. One is an ADA space. No new utilities will be brought to the site. All the curb cuts exist.

Mr. Marr stated the staff has been hired. They want to occupy and possibly expand. There are setback issues. The future plan is to tear down and rebuild or remodel.

Mike Brown wrote the BCDWS takes no exception to the proposed site plan as long as Miss Dig/811 is called prior to any sign replacement or changes.

The Fire Marshal had no concern.

The Drain Commissioner had no comment.

Jim Lillo of the Bay County Road Commission wrote North Euclid is under the jurisdiction of the MDOT and North Union is under the jurisdiction of the City of Bay City.

Don Hundley from MDOT wrote the light poles and bases as well as the sign must be relocated outside the MDOT right of way. The meter attached to the wood supports will need to be moved as well.

Mr. Marr stated they are working with MDOT. The sign will stay in its location. But MDOT is requiring them to have a plan to move the sign and electrical meter in the future.

Ms. Covaleski advised the Planning Commission decided, at the May meeting, that no business was to be conducted in the building until a site plan was approved. There was an "open" sign on the door. Mr. Froncek stated no occupancy permit was issued. Mr. Marr stated Supervisor Rowley gave them permission to open. Mr. Froncek believed they were given permission to conduct staff training, not to open for business.

Mr. Norton had concerns with the parking on the North side.

Mr. Marr stated there was a night deposit box on the building. That was the only structural change.

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Discussion took place on the number of parking spaces. Mr. Norton stated the Township required a minimum of two barrier-free spaces.

There were concerns regarding access agreements and the curb cut on North Union. The westernmost curb cut on North Union does not exist.

Mr. Marr stated a dumpster is not needed on site. Items that are not shredded are taken by the cleaning company.

Mr. Nielsen inquired how the square footage of the office was figured. Mr. Morey stated it was taken from an architectural drawing they had. The portion of the building they are using is 1,256 square feet. Six parking spaces are required for that square footage.

Mr. Froncek advised that a second exit to the building will be required.

Mr. LaPlant notified the Commission of the following variances that were being requested: variance for 16,040 square feet for minimum lot size to be 23,960 square feet, a variance of 22.68' for minimum lot width to be 97.32', a front yard variance of 13' to be 27' along North Union, a parking space variance of 6 spaces to have a total of 21, and a variance to waive the screening requirement on the East side of the property. Mr. Nielsen stated a side yard variance of 9.9' to be 10.1' to the North is needed.

Mr. Marr explained to the Commission how the project came about. The property was purchased as a mortgage company. The credit union is a similar use. Most of the work to the building has been cosmetic. Mr. Froncek commented permits were not pulled for the work that was being done.

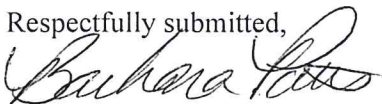
Landscaping and front yard setback parking requirements were waived. Mr. Schubert stated sidewalks existed on the property.

A discussion took place regarding removing the parking on the North side. Mr. Schubert suggested leaving the four spaces and getting an agreement with the adjacent property.

Mr. Nielsen moved to approve the request for site plan approval from Frankenmuth Credit Union for property at 800 N. Euclid contingent upon: variances being granted for 16,040 square feet for minimum lot size to be 23,960 square feet, a variance of 22.68' for minimum lot width to be 97.32', a front yard setback variance of 13' to be 27' along North Union, a parking space variance of 6 spaces to have a total of 21 spaces, a variance to waive the screening requirement on the east side of the property, and a side yard setback variance of 9.9' to be 10.1' on the North; two ADA parking spaces shall be shown, providing a copy of written agreement with property owner to the North regarding shared ingress and egress and parking access; and all MDOT requirements must be met. Landscaping and front yard setback parking requirements shall be waived. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Froncek moved to adjourn. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:42 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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