

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF MARCH 22, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd day of March, 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 approval of the February 22, 2017 regular meeting. *Ms. Covaleski moved to approve the minutes of the February 22, 2017 meeting as presented. Mr. Froncek seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for preliminary site plan approval for Marathon Engineering (Panera Bread) for property at 3983 Wilder Road.

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

The Fire Marshal had no concern.

Jim Lillo from the Bay County Road Commission wrote with regard to the Preliminary Site Plan approval request submitted by Marathon Engineering (Panera Bread) for property at 3983 Wilder Road, they have the following comments regarding the request. Marathon Engineering/Panera Bread is in the process of providing the BCRC with a Traffic Impact Study (TIS) to determine an acceptable commercial access configuration for their Wilder Road and State Road entrances. The stated left-in/right-in and right-out driveway in their March 1 letter proposed for Wilder Road may (or may not) change. Until they receive the results and review them, they are not in a position to approve or deny the commercial access requests request. Another issue they do spell out in their letter of March 1, 2017 that should be considered is: Tree/landscape density along either roadway. These should not cause sight obstruction at planting or in future years as they mature. They have deciduous trees on Wilder Road. If they read the "Plant List" correctly, these are "October Glory", Red Maple. They are not arborists, but the trees specified should have a "tight" canopy, with little to no spread. Honestly, depending on where the driver is sitting compared to the tree trunk and canopy, they are not in favor of any trees along Wilder Road. They look forward to receiving the information regarding the Traffic Impact Study and working with them to add this establishment to the Wilder Road corridor.

The Drain Commissioner had no comment.

Adam Fischel of Marathon Engineering presented the site plan. He explained Panera Bread would like to construct a new single story 3,121 square foot restaurant with drive through. Currently there are two full access driveways. They are proposing a left-in/right-in and right-out only driveway to Wilder Road and a full-access driveway to State Street Road. The Road Commission is waiting for the traffic study to be completed before they will give any approvals.

Mr. Fischel explained they will need to obtain a Special Exception Use permit for the drive-through. Variances will also be sought for stacking, parking and signage. He requested relief from landscaping requirements. Plans have been submitted to the Bay County Drain Commission, Bay County Road Commission, Bay County Department of Water & Sewer.

APPROVED

Mr. Schubert agreed with the Road Commission's comments regarding deciduous trees along the road frontage. Mr. Fischel commented they plan visual buffering on the North side. A short discussion took place on landscaping.

Parking and loading zones were reviewed. Mr. Fischel was asked to indicate the loading zone on the plan. Mr. Fischel stated Panera believes seven-car stacking is adequate. In the area where the stacking is, they will designate that parking for employees.

There were no major concerns regarding utilities or drainage. The sidewalks must be 5' wide. The Commission agreed with the Road Commission's concerns regarding the landscaping. The landscape plan submitted, with the removal of the deciduous trees is more than adequate.

Mr. Fischel stated they would be applying to the Zoning Board of Appeals in April and to the Planning Commission for Special Exception Use Permit/Site Plan approval in May.

Mike Kegley from the Saginaw Valley Naval Ship Museum was in attendance. He showed an update site plan which was stamped by an architect. He is waiting for the approval letter from Dow. Dow did not approve the proposed office relocation. He showed the Commission the new proposed office building site. Mr. Kegley explained his letter from the DEQ was all they were going to give him.

Mr. Nielsen stated he spoke with Joy Brooks of the DEQ. The ground elevation and floor elevations were needed.

Mr. LaPlant reported the Zoning Board of Appeals approved the requested setback variances. The ZBA made it clear to the SVNSM that the burden of whether or not the buildings are in a floodway or flood plain is on the applicant.

Mr. Kegley stated they have drawings for a permanent future building. It will not be shown on the current site plan.

Elevations were discussed.

Mr. Froncek stated the site had to be DEQ compliant. Mr. Schubert added the datum used to get the elevations had to be noted on the site plan.

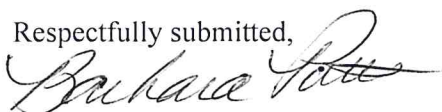
Mr. Nielsen had concerns with the proposed new trailer location and the restroom encroaching into the floodway and/or flood plain. Neither building is on an approved site plan. Mr. Kegley stated he has approved permits for the existing buildings.

Ms. Covaleski asked if their insurance company was aware that the buildings may be in the floodway/flood plain.

Mr. Schubert requested all setbacks be added to the site plan and elevations were needed in the areas of the buildings and the floor elevations. It should be noted on the site plan that variances were given and what the variances were.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:00 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED