

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF MARCH 23, 2016 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of March, 2016 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Eric Krenz, Ed LaPlant, Mike Nielsen, Mark Norton, Bill Schubert

MEMBERS ABSENT: Dick Bishop and Ed Davis

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 election of officers.** *Mr. Nielsen nominated Bill Schubert as Chair. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed. Mr. Nielsen nominated Mark Norton as Vice Chair. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item was approval of the December 16, 2015 regular meeting minutes.** *Mr. Norton moved to approve the minutes as presented. Mr. Krenz seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for Special Exception Use Permit/Site Plan approval from Jason Dore for property at 3995 N. Oakbrook (0901003240035500) specifically for campground, 6.03M.**

Steven Coppler of Dore Real Estate represented the request.

There was no one in the audience in favor of the request.

Louis Wilson of 125 Roseland Drive stated he submitted a letter opposed to the request. He listed the reasons as: 1) it is an unlicensed campground. No permit from the MDEQ was applied for. 2) He didn't feel adequate public notice was given. 3) The proposed use is commercial in a residentially zoned area. 4) There is possible soil contamination. 5) The Planning Commission previously denied the campground as a use. 6) A campground is not needed. The Bay City State Recreation Area is nearby. 7) Dore Real Estate has no experience in campground operations. The best use of this property in Mr. Wilson's opinion is single family residential.

An email from Sarah Rottiers of the DEQ was received which stated the DEQ has not received a construction permit application or site plan for a proposed campground location.

Brian Dunn from the DNR/Bay City State Recreation was present. He stated they were neither for nor against the proposal.

William Maul of 213 Oakdale was concerned with the drain at the back of the property along Revilo. He is opposed to access in that area.

The Fire Marshal wrote he would like a minimum of three (3) hydrants on site. If approved, construction shall comply with NFPA 1194, 2011 Edition, standards for RV parks and campgrounds.

The letter of opposition was received from Louis Wilson of 125 Roseland.

Charles Suchodolski of the Department of Water & Sewer wrote he takes no exception to the proposed plan. Water service will be provided through a meter pit installed on Revilo Drive with a backflow preventer above grade required. Any sanitary sewer lines replaced on the property will be required to be inspected by the Township's engineer or an approved alternative and installed and tested according to the Bay County DWP specs.

**APPROVED**

Jim Lillo from the Bay County Road Commission wrote with regard Special Exception Use Permit/Site Plan approval request filed by Jason Dore/Dore Real Estate, LLC for property at 3995 N. Oakbrook Drive, they have no comment or objection to the petition at this time. From the information submitted, this development is still in the preliminary stage and, if pursued, the BCRC will require a site plan that includes a commercial driveway designed to BCRC standards.

Mr. Nielsen asked if the Special Use Permit could be split from the site plan approval. He stated the presented site plan was incomplete and not suitable for review. The requirement checklist has not been completed.

Mr. LaPlant commented that the site plan was generic. He was concerned about the back access. Is there an easement?

Mr. Schubert stated the water and sewer lines are shown outside the property. Will there be fencing/screening?

Mr. Krenz asked how close the proposed camp sites were to the adjacent properties.

Mr. Nielsen felt a lot of variances would be needed before the site plan was ready for a review.

Mr. Coppler stated the Bay City water lines used to run off State Park Drive. They connected to Bay County's 2" water line off of Revilo. They have an easement with the adjacent property owner. The new lines were installed in the fall of 2015.

Mr. Schubert has serious concerns regarding setbacks and buffering.

Mr. Coppler stated they are proposing seasonal sites. It would not be for just weekend camping.

John Billette, the engineer, was also present. He explained there was no discussion about having access off of Revilo. There are nice mature trees in that area. If the campground is licensed, then the allowed time someone can stay at a site cannot exceed two weeks. Mr. Billette was not aware the Township had setback requirements. The State requires 1,200 square foot per site. They did not plan to submit a plan to the State until they had site plan approval. They are still trying to find the utilities that are on site. Mr. Billette thought the Special Exception Use could be approved prior to a full site plan being approved.

Mr. Nielsen stated the Zoning Ordinance is straight forward about what is required. Mr. Norton added the entrance off of State Park Drive needs to be addressed, road widths shown, screening, lot layouts, etc. should be shown.

*Mr. Nielsen moved to postpone for not more than two months the request for Special Exception Use Permit/Site Plan approval from Jason Dore for property at 3995 N. Oakbrook (0901003240035500) specifically for campground, 6.03M. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was request for site plan approval from Kris Chalasani for property 3867 Wilder Road.**

Owner Kris Chalasani and engineer Jon Ledy were present. Mr. Chalasani stated the building was a bank and he changed it to a physical therapy office. The site is the same except he would like an indoor therapy pool in the area where the drive-thru was. The landscaping, lighting and hard surface will remain as is.

Mr. Ledy stated there would not be a dumpster. The parking was adequate.

The Bay County Department of Water and Sewer wrote they took no exception to the proposed plan.

The Fire Marshal wrote he would like to see construction plans prior to any work being done.

**APPROVED**

Jim Lillo from the Bay County Road Commission wrote with regard to Kris Chalasani for property at 3867 Wilder Road, they have no comment or objection to the submitted Site Plan. Over the past 10-plus years, the BCRC has not received any complaints regarding vehicular access to this site and, to their knowledge the commercial access presently in place operates satisfactorily. With the removal of the drive-thru banking lanes, and taking into account the anticipated traffic generated by the new occupant, they believe there will be a decrease in traffic to the site compared to that of the former bank.

Mr. Nielsen inquired if there would be large deliveries. There would not be. Mr. Nielsen stated the size of the parking spaces did not meet Township requirements. They should be 10'x20'. Mr. Ledy stated he would make the changes.

Mr. Schubert stated sidewalks exist on the site.

Mr. Chalasani stated the sign would be the same as where it previously was.

*Mr. Schubert moved to approve the request for site plan approval from Kris Chalasani for property 3867 Wilder Road with the stipulations that a revised site plan be submitted showing 10'x20' parking spaces, hydrant location and utilities. Sidewalks exist on the site. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item was a request for Special Exception Use Permit/Site Plan approval from Paul Lucynski for property at 4373 Wilder Road specifically for any service established of an office, showroom, or workshop nature (within a completely enclosed building) of a taxidermist, decorator, upholsterer, caterer, exterminator, building contractor (including carpeting, electrical, glazing, heating, painting, paper hanging, plumbing, roofing, ventilating and plastering), and similar establishments which require a retail adjunct, provided however that the office, showroom, workshop and storage area does not exceed a gross floor area of 2,500 square feet; (Section 12.03 U) Section 10.03 I.**

Sandy Covalski, realtor, represented the request. They are proposing to use the property for a General Contractor office. There would be no change to the site at this time.

Mr. Lucynski stated he does roofing, siding, etc. He would like a store front.

Mr. Nielsen asked if there would be outside storage. Mr. Lucynski stated no. There would be a couple trucks and trailers. Mr. Covalski added the use would be complimentary to the area.

There was no one in the audience for or against the request.

The Bay County Department of Water and Sewer wrote they had no plan to review.

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote with regard to Paul Lucynski for property at 4373 Wilder Road, they have no comment or objection at this time. The BCRC will require the developer to submit a site plan for review and Board approval showing the commercial driveway access to this property once the type of business is determined. The BCRC will review the commercial access as it relates to traffic due to a possible change of use, the relationship this access has to others in the immediate vicinity and whether or not it meets the current BCRC standards/requirements for a commercial entrance/exit.

Ms. Covalski stated no site plan was submitted because no changes were being done to the site. She was told one was not needed at this time.

Mr. Schubert explained they could put restrictions on the request but there is no site plan to put restrictions on. A sidewalk may be required. The Road Commission would need to be contacted in regard to the drive.

**APPROVED**

A discussion took place on if a site plan was needed at this time. Mr. Schubert stated the proposed use fits the location. Mr. Nielsen added the Zoning Ordinance dictates what is allowed.

*Mr. Nielsen moved to postpone for not more than two months the request for Special Exception Use Permit/Site Plan approval from Paul Lucynski for property at 4373 Wilder Road specifically for any service established of an office, showroom, or workshop nature (within a completely enclosed building) of a taxidermist, decorator, upholsterer, caterer, exterminator, building contractor (including carpeting, electrical, glazing, heating, painting, paper hanging, plumbing, roofing, ventilating and plastering), and similar establishments which require a retail adjunct, provided however that the office, showroom, workshop and storage area does not exceed a gross floor area of 2,500 square feet; (Section 12.03 U) Section 10.03 I. Mr. LaPlant seconded the motion. Four (4) ayes, one (1) nay-Norton. The motion passed.*

**The next item on the agenda was a request for site plan approval from Arctic Investments LLC for property at 361 State Park Drive (0901003240016500) (Postponed 12/15).**

Owner Mike Wilson and engineer Jon Ledy were present.

Mr. Wilson stated he is proposing to tear down the existing building and put up a 150'x60' pole barn.

A discussion took place on the location of the storm sewer in the area.

Mr. Wilson stated the building would be used for his business and personal storage.

Discussion took place on the use of the property. Mr. Wilson stated the property is zoned commercial but will not be used as a business. They may repair their equipment there.

Mr. Nielsen stated the size of parking spaces needed to meet Township requirements.

Mr. Schubert stated a bike path runs along State Park Drive so sidewalks would not be required.

The Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed plan.

The Fire Marshal inquired what would be stored in the building. The building may need to be sprinklered.

Jim Lillo from the Bay County Road Commission wrote with regard to Arctic Investments for property at 361 State Park Drive, they have no objection to the Site Plan. The BCRC will require the developer to submit a site plan for review and Board approval of the commercial driveway access to this property. As far as the use of the property with regard to traffic due to a change of use and access to State Park Drive, they have no objection to the site plan.

*Mr. Schubert moved to approve the request for site plan approval from Arctic Investments LLC for property at 361 State Park Drive (0901003240016500) (Postponed 12/15). Sidewalks were not required due to the bike path along State Park Drive. An updated site plan shall be submitted showing the correct parking space size. Mr. Krenz seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The last item on the agenda was a recommendation to Township Board for amendment to Zoning Ordinance #300, as amended, regarding Access Management.**

In December, questions regarding the proposed ordinance amendment were forwarded to Caitlin Malloy-Marcon regarding if the M-13 Access Management Corridor Plan was adopted by the Road Commission or MDOT. There were questions about funding.

Discussion took place. Mr. Norton suggested adding the date of the plan in the ordinance for future reference.

**APPROVED**

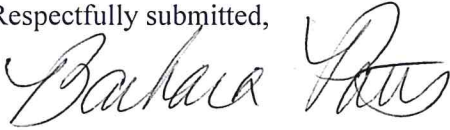
*Mr. Nielsen moved to recommend approval to the Township Board for amendment to Zoning Ordinance #300, as amended, regarding Access Management as presented, with the addition of the date of the plan. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Dave LaRue came before the Commission. He had a site plan approved in December 2015. He wanted to have a portable/temporary office on the site while it is being development. Mr. Schubert stated Section 5.07 of the Zoning Ordinance covers temporary buildings. Permits would be needed. No action was needed by the Planning Commission.

Ms. Potts stated the Master Plan would need to be updated. After discussion, the Commission recommended the update be handled by a professional with the assistance of the Planning Commission, Township Board and Zoning Board of Appeals.

*Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:20 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**