

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF MARCH 27, 2013 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of March 2013 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Patricia Parker, Dennis Pilarski, Bill Schubert, Tom Washabaugh

MEMBERS ABSENT: Dick Bishop, Ed Davis, Mark Norton

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 27, 2013 regular and special meeting minutes. Mr. Schubert noted in the regular meeting minutes, the motion regarding Benchley included one member abstaining. *Ms. Parker moved to approve the minutes. Mr. Washabaugh seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

Next on the agenda was the request for site plan approval for Paul Benchley for property at 3016 E. Midland Road.

The Bay County Road Commission wrote with regard to the site plan filed by Paul Benchley for property at 3016 East Midland Road, they have the same comments as those submitted for the February 27, 2013 Planning Commission meeting. A synopsis is provided below.

They understand the request is for addition of parking for an existing development. As it happens, a curb cut exists that provides access to the property, and in particular, the proposed parking lot expansion. None of the information received indicates an additional road access is planned using the existing curb cut. Thus, they “assume” the developer is not planning to use this curb cut as a road access. If use of the existing curb cut is the developer’s intent, the BCRC will not permit another access to Midland Road for this development.

They are also concerned vehicles will use the existing curb cut to access the parking area once they realize it exists. This may be even more of a concern during times the Wil-Lew Lounge is having a special event and this lot is used by its patrons as an “overflow” parking lot (as they do Monitor Pharmacy’s). Since the previous site plan submittal, the engineer/developer has added six bushes along the north side of the proposed parking area to deter vehicles from using the curb cut. However, they reserve the right to require the developer to remove the section of curb and gutter containing the curb cut and replace it with full height curb and gutter or place a barrier (possibly guardrail) to deter vehicles from using it to access the parking area if it becomes a point of access off Midland Road.

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

The Bangor Fire Department takes no exception to the petition.

Paul Benchley Jr. represented the request. He stated he hadn’t seen the plans. After looking at them, he noted the entrance on Midland Road to the East looked like it was to be blocked by shrubs. Mr. Schubert commented the Bay County Road Commission wants one of the entrances on Midland Road closed

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Mr. Schubert asked about the storm drainage. Mr. Benchley stated there is an outlet that ties into the drain on Two Mile. The line runs under the building.

Mr. Benchley received a copy of the comments the Township received on the site plan.

Mr. Washabaugh stated the Road Commission comments were confusing. Mr. Schubert wanted it clear one of the entrances on Midland Road would be closed and new curb would be put in acceptable to the Road Commission.

Mr. Washabaugh asked if there would be a new sign. Mr. Benchley stated one exists.

There was concern the location of the proposed bushes may obstruct vision when turning onto Midland Road.

A discussion took place on headlights shining on the adjacent house to the East. Mr. Benchley owns this house also. Currently, there isn't a fence. The grade of the proposed parking lot is higher than the adjacent property.

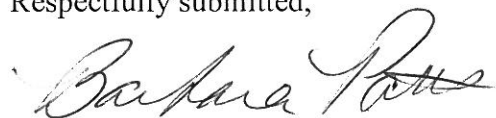
Sidewalks were discussed but not required for this site.

Mr. Schubert moved to approve the request for site plan approval for Paul Benchley for property at 3016 E. Midland Road with the condition of there being only one entrance on Midland Road. The unused curb cut will be eliminated and will be replaced with curb to match what exists. The proposed shrubs shall not be a vision obstruction. Mr. Washabaugh seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.

Mr. Schubert accepted a letter from McKenna Associates regarding Monitor Township's Master Plan.

Having no other business before the Commission, Mr. Pilarski moved to adjourn. Ms. Parker seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed and the meeting was adjourned at 6:20 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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