

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF MARCH 28, 2018 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28th day of March, 2018 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandy Covaleski, Mark Norton, Vicki Roupe, Bill Schubert, Bob Thomas

MEMBERS ABSENT: Dave Engelhardt and Mike Nielsen

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 28, 2018 regular meeting minutes. *Ms. Roupe moved to approve the minutes as presented. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for site plan approval from Terry Laskowski for property at 3660 Patterson Road.

The BCDWS takes no exception to the plan.

Jim Lillo from the Bay County Road Commission wrote they had no comment regarding the request.

The Bay County Drain Commission had no objection.

Fire Marshal Starkey had no comments.

Ms. Covaleski inquired how many employees there would be. Mr. Laskowski stated between five and ten.

Mr. Thomas questioned if the roadway issue was resolved with the Road Commission. Mr. Schubert read the following comments from the Road Commission. "The proposed new building is located on an existing private commercial driveway, west of an existing structure and well away from Patterson Road. No interference with BCRC maintenance activities is anticipated."

Discussion took place regarding where parking is located and how to access the parking spaces. It was suggested an access easement be given from the owner of the drive. Mr. Laskowski stated the parking could be accessed without using the road.

Mr. Norton stated 18 parking spaces were required. John Billette stated 20 spaces were shown. He was not aware of the shared driveway issue.

Mr. Laskowski stated the building was made smaller so the setbacks could be met. He added the dumpster would be moved and enclosed. The grow facility will have its own dumpster and it will be kept inside.

Mr. Norton moved to approve the request for site plan approval from Terry Laskowski for property at 3660 Patterson Road with the following changes: two additional parking spaces will be added and will be accessible from the front roadway; the dumpster will be relocated and properly screened; and the dumpster will be accessed from the front roadway; or an access agreement will be made with a copy given to the Township plus the two parking spaces being added and the dumpster being screened. Mr. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

APPROVED

The next item on the agenda was a request for recommendation of approval to Township Board for the rezoning of property at the corner of Wheeler and Bangor Roads (0901000440012000) from R-1, Single Family Residential District to I-1, Light Industrial District

Ms. Covaleski recused herself from the hearing.

Mr. Schubert opened the public hearing portion of the request.

James French represented the request. He explained the property was purchased in 1994. It had an oil well on it. They have not been able to sell the property as residential. Rezoning it may be a better option.

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

Ben Frost of 4353 Bangor Road stated this is a residential area. The Rail Trail is there plus a church across the street. What would be the purpose to rezone it?

Dwayne Gilbert of 3478 Bangor Road also asked should the property be rezoned. Why put industrial in a residential area. There are industrial buildings not being used. There is a lot of bike traffic and children in the area.

Kathy Nephew Gilbert of 3478 Bangor Road agreed with everyone else. The property should be left residential. She grew up in the area. The property has wildlife. She would hate to see the scenery change to industrial. The road would disintegrate with heavy traffic. If rezoned, it could be a marijuana facility. She is opposed.

Bob Johnson of 3464 Bangor Road stated he lived there since the 1960's. The area is a habitat for animals. He was against anything other than residential.

Tyler Abbs of 4300 Wheeler stated he purchased his house because it was in a residential area. He didn't want to be by industrial or commercial properties. Infrastructure is not set up for anything but residential.

Mr. French countered that the property was not a good use for residential. It has been a hardship for them to pay the taxes and not be able to sell it.

Mr. Schubert closed the public input portion of the hearing.

Mr. Schubert commented the cross roads are both primary roads and there is infrastructure. Mr. Norton stated the current and future land maps show the property as residential.

Jim Lillo from the Bay County Road Commission wrote they had no comment regarding the request.

The BCDWS takes no exception to the plan.

The Bay County Drain Commission had no objection.

Fire Marshal Starkey had no comments.

A discussion took place on if the property was contiguous to industrial zoned property. The consensus was that industrial zoning would not be a good fit.

Mr. Norton moved to make a recommendation to the Township Board that the request to rezone property at the corner of Wheeler and Bangor Roads (0901000440012000) from R-1, Single Family Residential District to I-1, Light Industrial District be denied. Ms. Roupe seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

APPROVED

Ordinance review will be put on April's agenda.

Paul Benchley of 218 Engelhardt, owner of Plaza West, was told to bring concerns to the Planning Commission. He did not agree with the size of the address numbers required on his building and the location of the fire extinguishers inside the building.

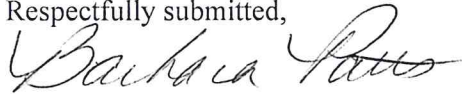
The Planning Commission explained they were not the correct place to voice a complaint.

Ms. Potts asked for the Planning Commission's determination if an alcohol tasting facility would be a similar use to a brew pub. Someone is thinking about opening a distillery and would like a place to taste their products.

Mr. Norton moved that it is determined by the Planning Commission that an alcohol tasting establishment is of the same nature or class as a brew pub and/or restaurant, bar or tavern, including with live entertainment or dancing in Commercial-2 district. Mr. Schubert seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Thomas seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:55 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED