

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF MAY 6, 2015 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 6th day of May 2015 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dick Bishop, Ed Davis, Ed LaPlant, Mike Nielsen, Bill Schubert and Tom Washabaugh

MEMBERS ABSENT: 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 25, 2015 regular meeting minutes. *Mr. Bishop moved to approve the minutes. Mr. LaPlant seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was the request for recommendation of approval to Township Board for the rezoning of property at 4501 East Wilder Road (0901001030000501) from I-2, General Industrial District to C-2, General Commercial District.

Jeff Korpala represented the request and stated they would like to expand their business at 4501 E. Wilder Road. They are requesting the rezoning for setback purposes. In an I-2 zone, a 100' setback is required. In a C-2 zone, 50' is required.

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

Jim Lillo from the Bay County Road Commission wrote with regard to the request for rezoning of the property at 4501 East Wilder Road, they do not have any comment on the petition. They understand the petition is only to rezone the current Tri-City RV property in the northeast quadrant of the intersection of Wilder Road and Patterson Road from General Industrial (I-2) to General Commercial District (C-2). No construction is proposed.

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

Mr. LaPlant asked if they would be building on the site. Mr. Korpala stated they would be at some point. Mr. LaPlant asked if the existing sales building would stay. Mr. Korpala stated it would and they may build a service building. They would continue to use the building on the west side of the road.


Mr. Schubert advised the current zoning map shows a General Commercial zoning to the west of the property. This would not be spot zoning.

Mr. Washabaugh inquired if the property would be kept vacant at this point. Mr. Korpala stated yes, it would be.

Mr. Nielsen moved to recommend approval to Township Board for the rezoning of property at 4501 East Wilder Road (0901001030000501) from I-2, General Industrial District to C-2, General Commercial District. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. LaPlant moved to adjourn. Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:05 p.m.

Respectfully submitted,


Barbara A. Potts
Planning Commission Coordinator

APPROVED