

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF MAY 23, 2012 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of May, 2012 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, Patricia Parker, Dennis Pilarski, 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 22, 2012 regular meeting minutes. *Mr. Pilarski moved to approve the minutes as written. Ms. Parker seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

The next item on the agenda was a request for Special Exception Use/Site Plan Approval for Strongbow Racing Team, LLC/Eric Maillette for property at 3416 & 3400 Wilder (0901001820005000 & 0901001820004500) that is on the South side of Wilder Road between Euclid and Richlyn specifically for professional office of a physician.

Gordon Hollister represented the request.

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 Special Exception Use/Site Plan filed by Strongbow Racing Team LLC/Eric Maillette for property at 3416 and 3400 Wilder Road for a physician professional office – they have the following comment on the commercial access portion of the site plan. The BCRC offered comments to the developer’s engineer regarding the commercial entrance for this site plan in March of this year. They requested the engineer increase the eastern radius to 30’, matching the western radius. To date, they have not received revised plans. However, contingent upon this change, they approve the commercial entrance for this development as presented. The property owner is required to apply for and receive an approved driveway permit from the Bay County Road Commission.

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

Fire Marshal Bailey wrote any construction must meet the International Fire Code 2006 edition.

A letter from David and Carol Vos of 3423 Golfview Drive was submitted.

Mr. Pilarski stated variances for side yard setbacks and total side yards were just approved by the Zoning Board of Appeals. The neighbors have the same drainage concerns as last time. They are asking for drainage tile on the South end of the property.

Mr. Washabaugh stated the volume of the retention pond is less than 13,000 gallons, if the tile is added, the 100-year flood plain requirement may not be met.

Mr. Schubert suggested a swale may be a better solution than a drain tile. Mr. Pilarski added the pond would

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drain to the storm sewer.

Mr. Schubert asked if Mr. Hollister understood the neighbor's concerns for additional drainage. There were concerns about the capacity of the retention pond and being able to expand the pond to accommodate additional drainage. Mr. Hollister stated he would relay the information to Dr. Maillette and see what the additional cost is. Dr. Maillette would like to be a good neighbor.

Mr. Pilarski stated the property was large enough to expand the pond. Mr. Washabaugh stated the cost would probably be minimal.

Mr. Pilarski added the criteria for sidewalks and landscaping have been met.

Mr. Pilarski moved to approve the request for Special Exception Use/Site Plan Approval for Strongbow Racing Team, LLC/Eric Maillette for property at 3416 & 3400 Wilder (0901001820005000 & 0901001820004500) that is on the South side of Wilder Road between Euclid and Richlyn specifically for professional office of a physician with the adjustment of the retention pond to include drainage on the Southern side of the property. A swale or drain tile shall be added and the retention pond increased to the North if needed. A new drawing shall be submitted with the Bay County Road Commission's requirement of increasing the eastern commercial entrance radius to 30'. Ms. Parker seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.

The next item on the agenda was review of preliminary plat of Liberty Square Subdivision No. 2 and possible recommendation to the Township Board for tentative approval of the preliminary Plat.

Mark Norton entered the meeting at 6:17 p.m.

Engineer John Ledy and owner Steve Shablack represented the plat.

Mr. Ledy stated a developer tried to get this approved five years ago. Phase I has been recorded. Phase II did receive preliminary and final plat approval but then the developer ran out of funds.

Mr. Shablack purchased the property but the approvals expired. Mr. Ledy stated they are requesting tentative preliminary plat approval. They have received approvals from the Drain Commission and Bay County Road Commission. They are waiting for approval from the State Of Michigan for flood plain. In the back corner of the development, a section is in the flood plain.

Mr. Ledy stated a couple lots were enlarged to meet code. All the infrastructure is in.

Mr. Pilarski and Mr. Bishop had concerns regarding the sidewalks along Bangor Road. Water ponds due to the drain being higher than the sidewalk. The landscaping and berm along Bangor Road is poor also.

Mr. Shablack stated the subdivision association takes care of the detention basin and makes sure it drains properly.

Mr. Norton moved to recommend tentative preliminary plat approval to the Township Board for Liberty Square Subdivision No. 2. Drainage on the sidewalk along Bangor Road shall be corrected and the berms and landscaping will be changed per the plan. Mr. Bishop seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The last item on the agenda was a request for site plan approval from Bramblewood Cooperative at 3258 Kiesel Road (0901001840001000).

Jim Lillo from the Bay County Road Commission With regard to the site plan filed by Bramblewood

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Cooperative for property at 3258 Kiesel Road, they have no comment on the site plan. The request is for expansion (or replacement) of an existing maintenance building that does not access a roadway under the jurisdiction of the BCRC. Further, they do not believe it will adversely or otherwise affect any roadway under the jurisdiction of the BCRC.

Fire Marshal Bailey wrote any construction must meet the International Fire Code 2006 edition.

Connie Grimshaw represented the request. She presented a stamped plan. They have purchased the pole barn and are just waiting to build it. The existing building shall be torn down.

Mr. Schubert had concerns with the overhead power lines. Mr. Washabaugh added there was a low wire in the area where the pole barn is proposed. Ms. Grimshaw stated the proposed building was the same height as the existing building.

Mr. Schubert had concerns about a possible Consumers Energy easement.

Ms. Grimshaw stated their HUD application has been accepted with approvals. One approval being from Consumers.

A discussion took place on the location of the proposed building. The plan was thoroughly reviewed. Mr. Norton asked to see the whole property description.

Mr. Schubert commented it may be best to postpone the request until the easement issue is looked into.

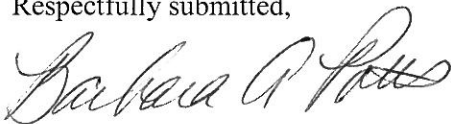
Mr. Norton moved to postpone until the next possible meeting the request for site plan approval from Bramblewood Cooperative at 3258 Kiesel Road (0901001840001000). A copy of the easement is needed. Ms. Parker seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

A discussion took place on the height for lighting.

Mr. Schubert had a question about sidewalks in subdivisions. If lots are combined and one parcel already has a sidewalk, when does the sidewalk go on the additional property.

Having no other business before the Commission, Mr. Pilarski moved to adjourn. Mr. Norton 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

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