

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF MAY 23, 2018 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of May, 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, Dave Engelhardt, Mike Nielsen, Vicki Roupe, Bill Schubert, Bob Thomas

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 April 25, 2018 regular meeting minutes. Mr. Nielsen stated the first line on page two should be amended to read “No changes were being made to the site or footprint of the building. The proposed use is an approved use for the building.” *Mr. Thomas moved to approve the minutes with amendments. Mr. Nielsen seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for site plan approval from Power Shift LLC for property at 3800 S. Huron Road.

Sharon Larocque had submitted a letter requesting an extension for the site plan approval request. *Mr. Thomas moved to postpone the request for site plan approval from Power Shift LLC for property at 3800 S. Huron Road until the June 27, 2018 meeting. Mr. Engelhardt seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for approval of Special Use Permit/Site Plan for Starboard Partners LLC specifically for breweries and distilleries at 1700B Marquette.

David Lange represented the request. He explained the property is zoned I-2. They are requesting a Special Use Permit to have a distillery. This is a change of use for the building. It was suggested the parking area be striped. Mr. Lange presented copies of the parking layout.

Mr. Lange stated the building is at the Eastern most side of the development and they would be using the most East side of the building. The DNR rents the West side of the building. No material changes will be made to the building. They will have a lock box and signage for handicap parking. There may also be a wall sign. Mr. Lange stated their intent for use of the building is for aging, bottling and distributing spirits. They have no intent for distilling at this time. There is very little waste created from the process.

Mr. Lange indicated there was ample parking without encumbering the DNR. They propose 11 spaces with two of them being handicapped.

Mr. Nielsen asked if there would be any walk in customers. Mr. Lange stated he did not believe so. There would be 3 or 4 employees.

Mr. Engelhardt asked for clarification of the process. Mr. Lange explained at this time they would be purchasing the distilled product and blending spirits. The application allows for distilling.

Mr. Lange stated there would be no outside storage. Everything can be stored inside. Ms. Covaleski asked if the distribution market was set. Mr. Lange stated it was not. Mr. Lange explained in order to apply for a license; they have to prove they have local unit approval, rental agreements, etc. They are not required to have an approved site plan.

APPROVED

Mr. Engelhardt asked if the building would be big enough if they start to distill. Mr. Lange stated it was large enough.

Mr. Nielsen had loading and shipping questions. Mr. Lange stated there would be one pallet shipped per week and it could fit in a van.

Mr. Schubert opened the public hearing. There was no one in the audience for or against the request. Mr. Schubert closed the hearing.

Jim Lillo from the Bay County Road Commission wrote they have no comment regarding the request. Special Use Permit issues are not under their jurisdiction and are tasked to the Township. If changes to access points/commercial entrances are proposed in the future, approval by the BCRC is required.

The Bay County Drain Commission had no comment.

BCDWS takes no exception to the proposed plan.

Fire Marshal Starkey had no comments.

Mr. Nielsen was concerned about granting site plan approval. An acceptable site plan was not presented. Mr. Schubert commented the footprint of the building was not changing. A discussion took place on site plan approval.

Mr. Nielsen moved to approve the Special Use Permit for Starboard Partners LLC specifically for breweries and distilleries at 1700B Marquette with the parking laid out as presented. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from Mark Hugo for property at 3694 Patterson Road.

Mr. Hugo stated Foster Oil had been renting storage facilities but needed to move. They are proposing a 60'x100' cold storage building. It would be a pole building.

Ms. Covalleski asked what this was for. Mr. Hugo stated Foster Oil does fuel transfer and the building would be used for vehicle storage.

Mr. Engelhardt asked if it was a single fuel source. Mr. Hugo stated there were different types of fuel being transferred.

Mr. Schubert had concerns with drainage. Mr. Hugo explained the building would be elevated and drainage would flow between the buildings. There would be gutters and downspouts. Mr. Schubert inquired about the 15" sanitary line that ran to the storm drain. Mr. Hugo stated it is existing. He explained they had taken an old site plan and made some changes to it.

Mr. Schubert stated there are discrepancies. He wanted to see where the water was draining.

Mr. Hugo stated the building would only have electricity. No water or heat. There would be no employees.

Mr. Nielsen explained all the required information for a site plan is on the application.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the request. The proposed new building is on a private drive and is a roadway that is not under the jurisdiction of the BCRC.

The Bay County Drain Commission had no comment.

APPROVED

BCDWS takes no exception to the proposed plan.

Fire Marshal Starkey had no comments.

The Commission reiterated that all items listed on the application needed to be shown on the site plan. Drainage is a concern.

Mr. Schubert moved to postpone the request for site plan approval from Mark Hugo for property at 3694 Patterson Road until the July 25, 2018 meeting or sooner. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from PG Enterprises LLC for property at 3151 Shrestha Drive.

Sarah Ross and Fred Young represented the request.

Ms. Ross stated there was one change to the submitted plan. One handicap parking space needed to be added. She distributed a copy of the change.

Ms. Ross explained the plans presented. All items listed on the site plan application are shown on the site plan. 34 parking spaces are shown but there are extra if needed. There is regional detention on site and drainage is based on the Drain Commission's ordinance.

Jim Lillo from the Bay County Road Commission wrote they have no comment regarding the request. From the plans submitted, it appears the proposed commercial entrance and site drainage reasonably complies with the BCRC's current standards/requirements. The developer/developer's engineer will be required to submit a copy of the plans to the BCRC for approval of the commercial entrance and drainage by the Board. Any work within the Shrestha Drive road right-of-way is not permitted without approval by the BCRC Board and approval of a permit application submitted by the selected Contractor.

The Bay County Drain Commission had no comment.

BCDWS takes no exception to the proposed plan.

Fire Marshal Starkey had no comments.

Ms. Ross stated they will apply to the Road Commission for a permit.

Mr. Engelhardt asked how parking requirements are calculated if the tenants are unknown. Mr. Nielsen explained it is based on the proposed use and building size. These would be for professional or doctor's offices.

Mr. Young showed rendering of the building. The building would be 8,600 square feet and have five tenants. They showed samples of the exterior finishes. There would be a monument sign with the tenant names on it. Mr. Young added a sign would be above each door.

A discussion took place regarding the allowed square footage for monument signs and wall signs. Mr. Young stated they would meet code.

Mr. Nielsen had questions regarding lighting. Ms. Ross stated the poles would be 20', downward directed and shielded.

Mr. Nielsen moved to approve the request for site plan approval from PG Enterprises LLC for property at 3151 Shrestha Drive. Ms. Roupe seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

APPROVED

The last item on the agenda was a request for recommendation of approval to Township Board for Zoning Ordinance #300 amendments to Articles 19:00 and 23.00. There was no one in the audience for or against the item. *Mr. Schubert moved to recommend adoption to the Township Board the presented Zoning Ordinance amendments. Ms. Covalski seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Having no other business before the Commission, Ms. Roupe moved to adjourn. Mr. Thomas seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:15 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED