

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF MAY 24, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24<sup>th</sup> day of May, 2017 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandra Covaleski, Neil Froncek, Eric Krenz, Mike Nielsen, Mark Norton, Ed LaPlant, Bill Schubert

MEMBERS ABSENT: None

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 26, 2017 regular meeting.** *Mr. Norton moved to approve the minutes as presented. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for a Special Exception Use/Site Plan approval from Marathon Engineering for property at 3983 Wilder Road (09010P050000010000) specifically for a restaurant with drive-in or drive-through service. (Section 12.03 N)**

There was no one to represent the request. *Mr. Nielsen moved to table the item until the end of the meeting. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

Mr. Schubert explained the purpose of the rezonings. There are areas in the Township adjacent to Residential Mobile Home districts that are zoned for RMH but are used as single family dwellings. In the event of a fire or other catastrophe, a home could not be replaced on the property without it being rezoned. The Township would like to take care of the rezoning for the effected residents.

**The next item on the agenda was a request for rezoning of the following properties or portions of property: 3583 Wheeler Road, 3605 Wheeler Road, 3611 Wheeler Road, 3619 Wheeler Road, 3629 Wheeler Road, and 3663 Wheeler Road (0901000530030000, 0901000530031000, 0901000530032000, 0901000530032500, 0901000530033000, 0901000530034500), Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park District to R-1, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02.**

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

*Mr. Norton moved to recommend to the Township Board approval of the request for rezoning of the following properties or portions of property: 3583 Wheeler Road, 3605 Wheeler Road, 3611 Wheeler Road, 3619 Wheeler Road, 3629 Wheeler Road, and 3663 Wheeler Road (0901000530030000, 0901000530031000, 0901000530032000, 0901000530032500, 0901000530033000, 0901000530034500), Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park District to R-1, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02. Mr. Froncek seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for rezoning of the following properties 3300 Old Kawkawlin Road (0901000630005500); 3308 Old Kawkawlin Road (09010006300065), 3324 Old Kawkawlin Road (0901000630008000), 3328 Old Kawkawlin Road (0901000630008500), 3340 Old Kawkawlin Road (0901000630009500), 3275 Wheeler Road (0901000640060000) , Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park District to R-1, Single Family District and 3421 Leff Lane (0901000630040000) Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park**

**APPROVED**



**District to R-3, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02.**

Joyce Schwab of 3421 Leff Lane asked why this matter wasn't brought up when she built her home and would her taxes be increased because of the rezoning. Mr. Schubert did not know why the matter was not brought up. Taxes would not be increased due to this change.

Ken Marlow represented the owner of 3275 Wheeler Road. He inquired when the property was changed from residential zoning to RMH. The Commission did not know when or if it was changed. The home could have been built prior to zoning ordinance. Mr. Froncek advised that the Commission was trying to correct the issue.

There were no other comments regarding this rezoning.

*Mr. Nielsen moved to recommend to the Township Board approval of the request for rezoning of the following properties 3300 Old Kawkawlin Road (0901000630005500); 3308 Old Kawkawlin Road (09010006300065), 3324 Old Kawkawlin Road (0901000630008000), 3328 Old Kawkawlin Road (0901000630008500), 3340 Old Kawkawlin Road (0901000630009500), 3275 Wheeler Road (0901000640060000) , Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park District to R-1, Single Family District and 3421 Leff Lane (0901000630040000) Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park District to R-3, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for rezoning of the following properties or portions of property: vacant-State Park Drive (0901000820010000), 153 State Park Drive (0901000820010500), 119 State Park Drive (0901000820016000), and 115 State Park Drive (0901000820016500) Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park District to R-3, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02.**

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

*Mr. Froncek moved to recommend to the Township Board approval of the request for rezoning of the following properties or portions of property: vacant-State Park Drive (0901000820010000), 153 State Park Drive (0901000820010500), 119 State Park Drive (0901000820016000), and 115 State Park Drive (0901000820016500) Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park District to R-3, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02. Mr. Nielsen seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for rezoning of the following properties or portions of property: 388 State Park Drive (0901003240028500), 394 State Park Drive (0901003240029000), 400 State Park Drive (0901003240030000), 408 State Park Drive (0901003240032500), 418 State Park Drive (0901003240033500) and 3904 Dundee Drive (0901003240034000), Bay City, MI for a Zoning Change from C-1, Neighborhood Service Commercial District to R-2, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02.**

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

*Mr. LaPlant moved to recommend to the Township Board approval of the request for rezoning of the following properties or portions of property: 388 State Park Drive (0901003240028500), 394 State Park Drive (0901003240029000), 400 State Park Drive (0901003240030000), 408 State Park Drive (0901003240032500), 418 State Park Drive (0901003240033500) and 3904 Dundee Drive (0901003240034000), Bay City, MI for a Zoning Change from C-1, Neighborhood Service Commercial District to R-2, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02. Mr. Nielsen seconded the motion. Mr. Froncek was disappointed this area was not left for a pocket commercial area. Seven (7) ayes, no (0) nays. The motion passed.*

**APPROVED**



The next item on the agenda was a request for rezoning of the following properties or portions of property: 388 State Park Drive (0901003240028500), 394 State Park Drive (0901003240029000), 3914 Dundee Drive (0901003240034500), 300 Revilo (0901003240036000), 288 Revilo (0901003240036001), 302 Revilo (0901003240036500), 370 Revilo (0901003240037000), and 490 Revilo (0901003240037500), Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park District to R-2, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02.

Charles McPeak of 157 State Park Drive asked what the differences were between Residential 1, 2, and 3. Mr. Schubert explained the differences were in the Zoning Ordinance which is online.

*Mr. Froncek moved to recommend to the Township Board approval of the request for rezoning of the following properties or portions of property: 388 State Park Drive (0901003240028500), 394 State Park Drive (0901003240029000), 3914 Dundee Drive (0901003240034500), 300 Revilo (0901003240036000), 288 Revilo (0901003240036001), 302 Revilo (0901003240036500), 370 Revilo (0901003240037000), and 490 Revilo (0901003240037500), Bay City, MI for a Zoning Change from RMH, Residential Manufactured Home Park District to R-2, Single Family District pursuant to Bangor Township Zoning Ordinance 300, as amended, Section 4.02. Ms. Covalski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

*Mr. Froncek moved to remove the request for a Special Exception Use/Site Plan approval from Marathon Engineering for property at 3983 Wilder Road (09010P050000010000) specifically for a restaurant with drive-in or drive-through service. (Section 12.03 N) Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

Adam Fischel of Marathon Engineering represented the request. He explained the plan did not change much since the preliminary review. Necessary variances were granted by the Zoning Board of Appeals. Access to the site will be right in/right out along Wilder Road and full access off of State Street. The conceptual plan was approved by the Bay County Road Commission. They have applied for their soil erosion permit. Mr. Fischel stated they would like a waiver from the landscaping requirements. They had been in contact with Walmart regarding cross access. Walmart was not in favor.

There was no one in the audience for or against the request. Mr. Fischel explained the plan to the audience.

Mr. Nielsen asked about the fire suppression system. Mr. Fischel stated the building was not required to be sprinkled and there is a fire hydrant on the corner. A 3" domestic line would be used.

Mike Brown wrote the BCDWS takes no exception to the proposed site plan.

The Fire Marshal had no concern.

The Drain Commissioner had no comment.

Jim Lillo from the Bay County Road Commission wrote Panera was close to being approved.

Mr. Froncek stated he met with Mr. Fischel to discuss permits that would be needed and the plan review.

Mr. Norton asked if a full set of plans would be kept on file. Yes they would be.

A discussion took place on the blanket easements shown on the plan.

Mr. Krenz commented the Zoning Ordinance requires three barrier free parking spaces. Two are shown. After discussion, Mr. Fischel stated a third space would be added.

*Mr. Froncek moved to approve the request for a Special Exception Use/Site Plan approval from Marathon Engineering for property at 3983 Wilder Road (09010P050000010000) specifically for a restaurant with drive-in or drive-through service. (Section 12.03 N) Ms. Covalski seconded the motion. Mr. Nielsen added to the motion the*

**APPROVED**

*conditions of a third barrier free parking space and Bay County Road Commission approval. The amendment was accepted. Seven (7) ayes, no (0) nays. The motion passed.*

Mr. Froncek notified the Commission this was his last meeting. He resigned as Township Trustee and was hired as the Township's Building Official. The Commission thanked him for his service and wished him luck.

Under Other Business, Mr. Schubert reported he was contacted by Supervisor Rowley regarding property at 800 N. Euclid. A site plan was previously given to the property for a used car lot. Frankenmuth Credit Union would like to open an office at that location June 1<sup>st</sup>. When they purchased the property, they believed the previous use was a mortgage company. A preliminary site plan and photos were submitted.

Mr. Froncek stated it was brought to his attention because construction was being done inside the building.

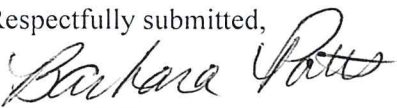
Mr. Schubert stated the Credit Union is willing to comply with all requirements. They have hired employees and would like to open as planned. Mr. Nielsen commented this was definitely a change of use. Discussion took place.

*Mr. Norton made a motion to have Frankenmuth Credit Union apply for, and obtain site plan approval prior to opening. Mr. Nielsen seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

Residents on Leff Lane voiced concerns regarding the condition of the road and improper drainage. Leff Lane is a privately owned road and the owner would have to make the improvements. Storm water drainage issues would be handled by the Bay County Road Commission if the drain is in the road right of way.

*Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:05 p.m.*

Respectfully submitted,

  
Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**