

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF MAY 25, 2016 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25<sup>th</sup> day of May, 2016 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Eric Krenz, Ed LaPlant, Mike Nielsen, Bill Schubert

MEMBERS ABSENT: Dick Bishop, Ed Davis, 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 27, 2016 regular meeting minutes.** *Mr. Nielsen moved to approve the minutes as presented. Mr. LaPlant seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

**The next item was a request for Special Exception Use Permit/Site Plan approval from Jason Dore for property at 3995 N. Oakbrook (090100324003550000) specifically for campground, 6.03M.**

Due to a death in the family, the applicant requested the item be postponed until the June 22, 2016 meeting. *Mr. Nielsen moved to postpone the request until the June 22, 2016 meeting. Mr. Krenz seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval from Morton Street Investments for property at 3780 N. Euclid (0901000740001000).**

Dale Bash represented the request. They purchased the building with the intent to use a part for warehousing, a part for Ponder Door and a part for an office. There would be no manufacturing on site. There would be no retail sales. 8,000-9,000 square feet would be for storage.

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

The Fire Marshal had no objection.

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

No comments were received back from MDOT.

The Drain Commission had no comment.

Mr. Krenz asked if cosmetic changes would be made. Mr. Bash stated they would fix the cracks and trusses and add installation. There would be no change to the footprint of the building. Floor drains and a new roof will be installed.

Mr. Nielsen asked how many employees would be on site. Mr. Bash stated six employees. It would not be open to the public. Mr. Nielsen added no parking calculations or spaces were shown on the site plan. Mr. Bash stated nothing had changed on the site. Mr. Nielsen stated the spaces and calculations needed to be shown. He asked where deliveries would be made. Mr. Bash stated there was a bay in the rear. Mr. Schubert commented there was an overhead door on the east side. There would be no semi-truck deliveries.

A discussion took place on sidewalks. There is a paved shoulder. Sidewalks should not be required.

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Mr. Schubert stated utilities needed to be shown on the site plan. Mr. Bash stated he could not show the utilities because they were going to be changed. Mr. Schubert commented hydrant locations needed to be shown on the plan.

Mr. LaPlant mentioned elevations and drainage were not shown. Mr. Bash stated the drain exists. Mr. Nielsen noted a number of required items were not on the site plan. The site plan application lists all the required items. Although no changes were being made to the site, it had to be brought into conformance with the current requirements. Mr. Nielsen believed variances were needed for setbacks.

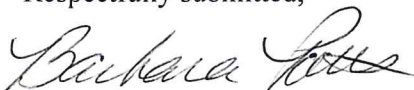
Some of the items lacking on the site plan were: drainage, utilities, parking, dumpster, hydrants, and lighting.

A discussion took place on signage. Mr. Bash was advised to check the Zoning Ordinance in reference to the size of a permitted sign.

*Mr. LaPlant moved to postpone for not more than two months, the request for site plan approval from Morton Street Investments for property at 3780 N. Euclid (0901000740001000). Mr. Krenz seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. LaPlant seconded the motion. . Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:40 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

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