

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF MAY 27, 2015 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th 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, Bill Schubert and Tom Washabaugh

MEMBERS ABSENT: Mike Nielsen and 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 May 6, 2015 special meeting minutes. *Mr. Bishop moved to approve the minutes. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Mark Norton and Mike Nielsen entered the meeting at 6:02 p.m.

The next item on the agenda was a request for Special Exception Use Permit/Site Plan approval from James Lynch for property at 3441 Wilder Road (09010S1500001900) specifically for single-family detached dwellings and accessory buildings and uses customarily incidental to the same, 9.03K

Jim Lillo from the Bay County Road Commission wrote with regard to the request for Special Exception Use Permit/Site Plan filed by James Lynch for property at 3441 Wilder Road, they do not have any objection to the petition at this time. An existing gravel driveway provides access to the property and they assume this will remain the same. If a change in location or configuration of the driveway is proposed, the owner is required to secure a permit from the BCRC.

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

The Bangor Township Fire Department had no comment.

Mr. Lynch stated his request is due to the refinancing of his home. The financial institution won't give him the financing unless he has something that shows he can rebuild the house 100%. Currently, due to the Office-1 zoning, he cannot. The Special Exception Use Permit will allow him to rebuild 100%.

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

Mr. Norton asked why the Special Use Permit was needed. It is part of a subdivision. The property is zoned Office-1.

Mr. Schubert moved to approve the request for Special Exception Use Permit/Site Plan approval from James Lynch for property at 3441 Wilder Road (09010S1500001900) specifically for single-family detached dwellings and accessory buildings and uses customarily incidental to the same, 9.03K. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for Site Plan approval from Schmidt Industries for property at 3290 Patterson Road (0901000440001500).

Dave Schmidt stated he wanted to install a garage so they can park vehicles inside.

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Jim Lillo from the Bay County Road Commission wrote with regard to the request for Site Plan approval filed by Schmidt Industries for property at 3290 Patterson Road, they have the following comments on the petition:

- From the drawing submitted, it appears an existing gravel driveway at the south end of the property is to be opened and used as an access to the property. This existing driveway currently is gated and appears to be closed and unused. *Please verify this is correct.* If so, the BCRC standard commercial driveway width is 26'. This driveway will need to meet this standard.
- The BCRC standard for a commercial driveway entrance radius is 35'. The proposed entrance will need to meet this requirement. This could mean the existing CMP culvert will need to be extended to accommodate the entrance radii.
- The other driveways to this facility do not have accel/decel lanes, nor curb and gutter. They will not require either for this proposed driveway. However, the driveway will be required to have a hard surface (asphalt or concrete).
- This access does cross the Jean-Aplin County Drain. They recommend the business owner contact the BCDC to determine if they have any further requirements.

Bay County Drain Commission had no comment on the site plan.

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

The Bangor Township Fire Department had no comment.

Mr. Schmidt advised they do not use the north or south entrances very often. The south drive exists and that needs to be changed on the drawing.

Mr. Davis asked if the north and south entrances had gates. All the accesses are gated. Mr. Schmidt added those drives are only used when a large truck needs to loop around.

Mr. Nielsen stated no grades were shown. Mr. Schmidt presented a topographic drawing.

Mr. Washabaugh asked for clarification on the Road Commission's comments. Does Mr. Schmidt need to meet the requirements? Mr. Schubert asked if Road Commission permits were pulled for the drives. Mr. Schmidt believed so. Mr. Schmidt added they cut down the use of the north and south drives for security reasons.

A discussion took place on the Road Commission comments. The Commission decided if the north or south drives were used more frequently, they would need to meet Road Commission standards.

Mr. Washabaugh moved to approve the request for site plan approval from Schmidt Industries for property at 3290 Patterson Road (0901000440001500). If any changes are made to the north or south drives, Mr. Schmidt would have to meet the Bay County Road Commission's requirements. Mr. LaPlant seconded the motion. Mr. Davis stated an updated drawing would need to be submitted to the Township. Seven (7) ayes, no (0) nays. The motion passed.

Two gentlemen interested in converting a 3-unit apartment into a single family home went before the Commission. They asked the Commission what the best way to accomplish their plan would be. The property is zoned Commercial but has been used as residential. It is taxed as residential. They presented a drawing of their proposed changes.

The Commission advised a Special Exception Use would be required.

A site plan was given to the Commission for preliminary review. It was from Murphy Oil for a gas station on Wilder Road by Walmart. No one was present to explain the plan.

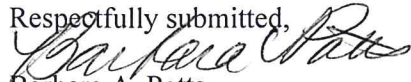
The following concerns were discussed: Traffic flow pattern; northeast corner access; channeling into Walmart parking lot. Is the parcel separate or a part of Walmart? Is there a shared parking agreement? Is the divider an improvement or a detriment? There needs to be a better drawing. Someone needs to explain the plan. What is the amount of parking required for Walmart and for the gas station? There is not enough room for a semi to turn. Drainage needs to be shown. The radius for a turn off of Wilder Road needs to be shown. All of the lines and

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dimensions should be shown. 10'x 20' parking spaces are required. The propane, water, etc. along Wilder Road is not preferred.

Having no other business before the Commission, Mr. LaPlant moved to adjourn. Mr. Davis 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

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