

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF MAY 28, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28<sup>th</sup> day of May 2014 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, Mike Nielsen, Mark Norton, Bill Schubert, Tom Washabaugh

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 23, 2014 regular meeting minutes.** Mr. Norton asked Mr. Nielsen to review a sentence on Page 2, third paragraph from the bottom. Mr. Nielsen suggested the wording be changed to “Mr. Nielsen stated the elevations for building D were mislabeled.” *Mr. Norton moved to approve the minutes with the change. Mr. LaPlant seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for recommendation of approval to Township Board for the rezoning of properties on Marquette (0901001520001000) from I-2, General Industrial District to I-1, Light Industrial District.**

Rich Sheppard, attorney from Smith and Broker, and Larry Loll were in attendance. Mr. Sheppard handed out copies of the Township’s Future Land Use Map, plat maps of the property, an aerial view of the property and a partial site plan. Mr. Sheppard stated they do not have any changes proposed to the property at this time. When the property was developed, all the structures had a 60’ setback from Marquette. He added the existing uses are all allowed in I-1 zoning.

Mr. Sheppard explained the required setbacks and minimum land area are the issues they have with I-2 zoning. The proposal will not be spot zoning. It will complement the area. I-2 zoning is not consistent with the area. The adjacent property in the City of Bay City is zoned I-1. Changing the zoning to I-1 will allow less intense development of the remaining 3-4 acres that are undeveloped. The proposal is consistent with the Township’s Master Plan and with the design of the waterfront area.

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

Mr. Bishop commented Mr. Sheppard clearly explained the request and the proposed rezoning will match what is adjacent in the City. Mr. Norton agreed.

*Mr. Norton moved to recommend approval to Township Board for the rezoning of properties on Marquette (0901001520001000) from I-2, General Industrial District to I-1, Light Industrial District. Mr. Bishop seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.*

John Baumann of TVC Construction Services addressed the Commission regarding an informal site plan review for a proposed CVS Pharmacy on the corner of Euclid and Midland (Texan Restaurant). He stated they have received preliminary approval from the Bay County Drain Commission, MDOT and the Bay County Road Commission. They require some variances and are on the June 17<sup>th</sup> agenda of the Zoning Board of Appeals. Mr. Baumann stated CVS would like the store open this year.

**APPROVED**

Mr. Schubert commented the parking along N. Columbian is not needed. Mr. Baumann explained CVS did not like their parking lots to look full and wanted additional parking. The drive-thru will exit to the residential area.

Mr. Baumann stated they want to talk to the adjacent restaurant about through traffic. As of this time, they aren't sure how they will separate the two locations.

Mr. Baumann added a new water main will be installed.

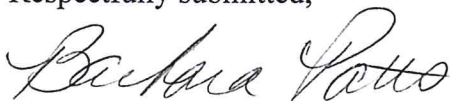
Mr. Schubert liked the proposed changes to the drives. Mr. Washabaugh asked about the sign. Mr. Baumann said the sign will be moved back out of the clear vision area.

Mr. Nielsen asked if the Drain Commission had any concerns. Mr. Baumann stated there would not be on site retention but new pipes would be installed.

A discussion took place on sidewalks. There would be sidewalks around all the road frontages. Mr. Norton stated a 5' sidewalk is required. The plan showed 6'. Some landscaping was proposed. There is no landscaping on the site at this time.

*Having no other business before the Commission, Mr. Washabaugh moved to adjourn. Mr. Davis seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:35 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator