

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF NOVEMBER 18, 2015 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 18th day of November, 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, Eric Krenz, Mark Norton, Bill Schubert

MEMBERS ABSENT: Ed Davis, Ed LaPlant, Mike Nielsen

ALSO PRESENT: Supervisor Dennis Kula

At 6:02 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 October 28, 2015 regular meeting minutes. *Mr. Bishop moved to approve the minutes as presented. Mr. Norton 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 Gerald Skrocki for property at 2591 N. Euclid. There was no one in the audience representing the request. *Mr. Bishop moved to table the item until later in the meeting. Mr. Norton seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

Next item on the agenda was a request for site plan approval from Andrew Horton for property at 3838 Patterson Road (0901000940003000).

John Billette of Civil Engineering Consultants represented the request. He stated an outside, fenced in, storage area is proposed. The area will be paved to accommodate the weight of stored shingles and machinery. The fence does encroach into the required setback. An application has been made to the Zoning Board of Appeals. Mr. Billette added the Drain Commissioner took no exception to the site plan. The fence will be adjusted around the valve per the Department of Water and Sewer comments.

The Bay County Department of Water and Sewer wrote the proposed site plan indicates a 6 foot high chain link fence just west of an existing fire hydrant. There is an existing main line valve located 6' north and 4' west of this hydrant which must remain outside of the fenced in area upon installation. The final location of the fence line may need to be adjusted to accommodate this requirement. It has been marked with a flag and paint.

The Fire Marshal had no issue with the property.

Jim Lillo from the Bay County Road Commission wrote with regard to Andrew Horton for property at 3838 Patterson Road, they have the no comment on the site plan. Based on the submitted materials and a site plan received separately from Civil Engineering Consultants, this proposed construction is actually located off Ace Commercial Drive, not Patterson Road. Ace Commercial Drive is a private drive and the BCRC has no jurisdiction over this roadway or right-of-way.

Mr. Norton asked if the entire fenced in area would be paved. Mr. Billette stated it would be. They will meet all the Township's requirements.

A discussion took place on the phone box located within the fenced in area. Mr. Billette stated it was not an issue. Mr. Bishop had concern that it may get hit. Mr. Billette stated they may put in bollards to protect it.

Mr. Schubert moved to approve the request for site plan approval from Andrew Horton for property at 3838 Patterson Road (0901000940003000). The fence will be modified per the Department of Water and Sewer

APPROVED

comments. Approval is contingent upon Zoning Board of Appeals approval. Mr. Bishop seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

The next item on the agenda was regarding a request for rezoning of property at 3995 N. Oakbrook Drive (0901003240035500) from RMH, Residential Manufactured Home Park District

Township Supervisor Dennis Kula explained how the Planning Commission's decision to recommend denial of the request was discussed at the Township Board meeting. Information was brought forward indicating the property could be rezoned to R-2, Residential Single Family, which meets the Master Plan, and also allows the property to be used as a campground as Dore is proposing.

Jason Dore stated the property is currently zoned RMH, Residential Manufactured Home Park. A preliminary site plan was shown.

Supervisor Kula added the Master Plan is 13 years old. Existing Manufactured Home Parks are under occupied. Commercial-1 zoning is adjacent to the property. RC zoning may fit in the long run.

Mr. Norton advised the Master Plan does indicate a change of the property out of RMH zoning. Mr. Schubert felt R-2 zoning would give more flexibility to the property owner.

More discussion took place. The general consensus was to have the request to rezone from RMH to R-2 go on the agenda for the December 16, 2015 Planning Commission meeting.

Mr. Bishop moved to approve the Planning Commission meeting dates for 2016. Mr. Schubert seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

A presentation on Access Management was given by Caitlin Malloy-Marcon on behalf of the Michigan Department of Transportation, Bay County and Bay County Road Commission. Access management to M-13 (Euclid) and Wilder Road was discussed. Ms. Malloy-Marcon stated they would like Bangor Township's requirements to be in line with adjacent communities. She presented Article 20.00 of the Township's Zoning Ordinance with their proposed changes.

Ms. Malloy-Marcon went over reduction in driveways, shared accesses, etc.

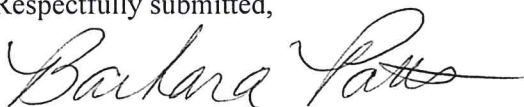
The Commission requested the ordinance amendment be put on the Planning Commission agenda for the December 16, 2015 meeting.

Mr. Bishop moved to take off the table the request for site plan approval from Gerald Skrocki for property at 2591 N. Euclid. Mr. Krenz seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Mr. Bishop moved to postponed until the December 16, 2015 meeting, the request for site plan approval from Gerald Skrocki for property at 2591 N. Euclid. Mr. Norton seconded the motion. The plan submitted is inadequate and not acceptable. All items on the site plan application must be on the plan. Four (4) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Bishop moved to adjourn. Mr. Norton seconded the motion. Four (4) 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