

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF NOVEMBER 20, 2013 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 20<sup>th</sup> day of November 2013 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, Mark Norton, Patricia Parker, Dennis Pilarski, Bill Schubert

**MEMBERS ABSENT:** Tom Washabaugh

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 October 23, 2013 regular meeting minutes.** *Mr. Norton moved to approve the minutes as presented. Ms. Parker seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for site plan approval from Jac Reijmer for property at 5309 E. Wilder Road.** Barbara Valentine and Judy Miget represented the request. Ms. Valentine stated the site plan was self-explanatory.

Jim Lillo of the Bay County Road Commission wrote they have no comment on the request. The proposed auto dealership on this commercial property does not abut a road under the jurisdiction of the BCRC. Bay Harbor Marina is serviced off the end of Wilder Road via a "long" driveway. The proposed use will not impact maintenance activities of the BCRC.

The fire department takes no exception to the request.

Charles Suchodolski from the DWS wrote the DWS takes no exception to the proposed site plan.

Mr. Norton asked if this had been postponed and what the purpose was. Ms. Valentine explained it is for a small, high end car dealership. The classic cars would be sold in the heated showroom.

Mr. Schubert commented one of the reasons the site plan was postponed was because the previous plan did not show the entire property or the location of the buildings.

*Mr. Norton moved to approve the request for site plan approval from Jac Reijmer for property at 5309 E. Wilder Road. Ms. Parker seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

**The last item on the agenda was request for special exception use permit/site plan approval from J & K Auto Detailing for property at 3550 Wheeler Road (0901000810018701) specifically for a home occupation.**

Jeff Causley represented the request.

Jim Lillo of the Bay County Road Commission wrote they have no comment on the request. Based on the information received, the proposed improvements will not impact the Wheeler Road right-of-way or impact BCRC maintenance operations. *(Comments for this request are the same as those submitted by the BCRC prior to the October 23, 2013 meeting)*

**APPROVED**

The fire department takes no exception to the request. The structure will have to comply with the Michigan Building Code.

Charles Suchodolski from the DWS wrote the DWS takes no exception to the proposed site plan.

James Wheeler of 3621 Old Kawkawlin submitted same letter submitted for October meeting objecting to the request. (He noted the dog kennel has been moved)

Mr. Causley presented a letter revisiting the issues brought up at the previous meeting. In the letter, he apologized for labeling the adjacent property, which is vacant, as an "easement". It is actually a 66 foot wide strip between his property and his closest neighbor to the West. The "dog kennel" has been moved to 16 feet east of the property line, which was previously 3.3 feet on Mr. Wheeler's property (which the previous owner built, was told that the building was on his property, but found out that it wasn't until after a survey was done).

In regard to the cars on the property, the letter explained Mr. Causley called Mr. Wheeler in regard to having a vehicle and a small trailer on Mr. Wheeler's property while having trees cut down. Mr. Wheeler had agreed as long as they were not on his property over three days. They were removed two days later. Mr. Causley would have moved the car if Mr. Wheeler didn't want it there.

Mr. Causley's letter explained the driveway was installed to accommodate any vehicles needed. No vehicles will be parked on Mr. Wheeler's property. Only one vehicle will be outside, at the most, as he's detailing another.

Mr. Causley spoke with Bangor Township about a sign. A ground sign is not allowed, regardless of size or position. He is allowed a three square foot window sign. He plans to have a window sign near his front door stating "Detail Office is out back".

Another concern addressed in Mr. Causley's letter was the noise from a buffer being run outside. Decibel levels of various items were explained. Mr. Causley believed this would not be a noise problem. He would be using the buffer during the day and not during evening hours. At most, it would be for approximately one hour. He spends more time with his rider mower, trimmer and leaf blower all which are louder.

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

Mr. Schubert stated the Commission's concerns from last month have been acted upon.

Mr. Davis had concerns with the amount of vehicles that could be on the property. He didn't want the property to look like a parking lot. Mr. Causley explained he can only detail one, maybe two, vehicles a day at the most.

A discussion took place on the Township's newly adopted parking ordinance and if the special exception use permit stays with the property.

*Mr. Norton moved to approve the request for special exception use permit/site plan approval from J & K Auto Detailing for property at 3550 Wheeler Road (0901000810018701) specifically for a home occupation. As per Mr. Causley's letter, the property line encroachments have been taken care of. No vehicles will be parked on Mr. Wheeler's property. Only one vehicle will be parked outside, at the most, as he's detailing another. A ground sign is not allowed, regardless of size or position. He is allowed a*

**APPROVED**

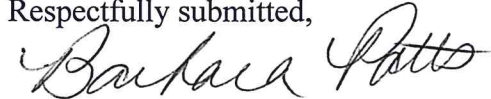


*three square foot window sign. He plans to have a window sign near his front door stating "Detail Office is out back". He would be using the buffer during the day and not during evening hours. At most, it would be for approximately one hour. Mr. Schubert seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

Darvin Powell spoke to the Commission regarding his Zoning Board of Appeals application. Mr. Powell's hearing was held the previous night. Mr. Pilarski told him his variance was approved. If Mr. Powell wanted to request a refund for the fee, he would have to ask the Township Board.

*Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Pilarski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:25 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**