

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF NOVEMBER 21, 2016 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 21<sup>st</sup> day of November, 2016 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Ed Davis, Neil Froncek, Mike Nielsen, Mark Norton, Ed LaPlant

MEMBERS ABSENT: Eric Krenz, Bill Schubert

At 6:00 p.m., Mr. Norton called the meeting to order. The Pledge of Allegiance was recited.

**The first item on the agenda was approval of the August 24, 2016 regular meeting minutes.** *Mr. Davis moved to approve the minutes as presented. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item was a request for site plan approval from Bay City Mall Partners LLC for property at 4135 Wilder Road.**

Barb Behmlander represented the request. She explained the plan presented had more details than the plan submitted in August. Because of the location of the sewer easement, a variance was needed. The Zoning Board of Appeals granted a variance to allow a sign to be 6" from the property line. The Mall approached Consumers about purchasing property. It would be a 12-15 month process with no guarantees. Spicer is doing the engineer for the sign and they will find the exact location of utility lines and foundation needs.

Ms. Behmlander explained potential tenants require a pylon sign. The main sewer line for the Mall runs in the easement. They looked for a different location but due to the location of the sewer line and not being the property owner of adjacent property, the proposed site is the only location for the sign.

Ms. Behmlander spoke with Mike Brown from the Department of Water & Sewer. He understands the situation and will work with them.

The Bay County Department of Water and Sewer wrote the BCDWS has a 20' utility easement running north towards the former Target Store; Bay City Mall is purposing placement of a new Mall Sign. Upon receiving the plans the Sign to be installed is 29' in height along with a 16'8" base, 8' wide and 3'4" thick footing. This footing could be in conflict Water and Sewer Utilities with in this Utility easement. BCDWS is aware of the variance to the property line, but there is still concern with placing this footing foundation to close to our utilities underneath or alongside this new sign. BCDWS is not in favor of this installation due to utility conflicts but plan to work with Barb at Bay City Mall to come to a resolution. Please, SEE Attachments.

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote they have no objection to the request. Based on the plan submitted and the Bay County website aerial, the proposed sign will be off the Wilder Road right-of-way and well away from the road itself. The Wilder Road right-of-way in this area is wider than the typical 33' (we believe it to be 50'), thus the sign is well off the through travel lanes and will not impede routine maintenance activities of the BCRC.

The Drain Commissioner had no comment.

Mr. Norton stated the DPW was not in favor of the sign location. Ms. Behmlander stated the DPW knows Spicer is doing the engineering. She added the sign would be 6" from the property line and she believes the sewer line is 12-15' from the property line.

**APPROVED**

Mr. Nielsen asked if a grading easement was obtained from Consumers. Ms. Behmlander stated she was been working closely with Consumers and will make the grading flow. She will be in contact with them.

Mr. Norton asked what the drawings were from the DPW. Ms. Behmlander explained those are the only utility line drawings on file. They were done prior to the actual installation of utilities.

Mr. Froncek stated the site plan was not adequate. After the engineering is done, those plans should be submitted.

Mr. Norton commented no real changes were made since the last meeting. There are no dimensions shown. There is a foundation issue. The DPW is not in favor of the location at this time.

Mr. Nielsen stated the site plan should be postponed. Mr. Froncek suggested requesting the Township waive additional fees, if necessary.

Mr. Norton requested a detailed site plan be submitted with setbacks shown.

*Mr. Nielsen moved to extend the postponement, to no later than the December 21, 2016 meeting, the request for site plan approval from Bay City Mall Partners LLC for property at 4135 Wilder Road. Mr. Froncek seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The last item on the agenda was a request for site plan approval from Russ & Shannan Weston for property at 3436 Patterson.**

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

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote they have the following comments regarding the request. Based on the plan submitted and a site visit, the proposed building and associated parking area will be well off the Patterson Road right-of-way and away from the road itself. Although the plans show the existing ditch as enclosed and an existing driveway at the location of the proposed driveway, a permit from the BCRC will be required. Further, since the proposed building includes parking, are they to “assume” this to be a commercial-type use and will be used by multiple people? If this is the case, the driveway and approach will need to meet the current standards. Although they will not require curb & gutter, no acceleration/deceleration lanes, the driveway must be 26’ wide, have 35’ approach radii and be hard surfaced (asphalt, concrete). Or is this storage for a single resident? If that is the case, the BCRC’s residential drive standards will apply. The developer can get a copy of both the BCRC’s Commercial and Residential Driveway standards at the website, [www.baycoroad.org](http://www.baycoroad.org) under Citizen Information, Permit Forms and Rules.

The Drain Commissioner had no comment.

Mr. Weston explained the building would be for family and friends’ storage.

Mr. Nielsen stated this is an industrial zoned property. Mr. Weston stated there is no reason for the parking but thought it should be shown

Mr. Froncek commented the zoning district and use of the property will dictate what requirements must be met. Mr. Weston stated he would do whatever needed to be done.

Discussion took place on the zoning, screening, and buffering.

Mr. Nielsen asked what type of building would be built. Mr. Weston stated it would be a metal pole building. No water or sewer would be run. The building will have power.

**APPROVED**

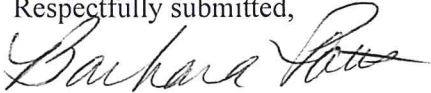
Mr. Froncek stated barrier free laws must be followed.

*Mr. Froncek moved to approve the request for site plan approval from Russ & Shannan Weston for property at 3436 Patterson. Barrier free requirements must be met. Mr. Nielsen added the drive must be widened to meet the Road Commission requirements. Mr. Froncek accepted the amendment. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Mr. Nielsen moved to approve the 2017 meeting dates as presented. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

*Having no other business before the Commission, Mr. Froncek moved to adjourn. Mr. Nielsen seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:30 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**