

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF OCTOBER 23, 2013 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of October 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, Bill Schubert

MEMBERS ABSENT: Dennis Pilarski, 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 September 25, 2013 regular meeting minutes. *Ms. Parker moved to approve the minutes. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Next on the agenda was a 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. He stated detailing was a hobby of his. He has the room to do it on a professional basis.

Jim Lillo of the Bay County Road Commission wrote with regard to the request by J & K Detailing, specifically for a home occupation, they have no comment on the request. Based on the information received, the proposed improvements will not impact the Wheeler Road rights-of-way or impact BCRC maintenance operations.

The fire department takes no exception to the request from J & K Auto Detailing for property at 3550 Wheeler Road.

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

Richard and Mary Vargo wrote a letter not objecting to the request.

James Wheeler of 3621 Old Kawkawlin wrote a letter objecting to the request.

Mr. Causley stated the neighbor had his property surveyed and it showed Mr. Causley's shed was 3' on the neighbor's property. The shed will be moved by the end of next week.

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

Mr. Bishop commented the plan showed a 3'x5' sign by the road. The plan doesn't show how far the sign would be from the road or how high it would be. The location may cause a clear vision issue. Mr. Causley stated the location proposed is south of the ditch and shouldn't be a problem. Mr. Bishop stated the adjacent neighbor may have a vision issue when backing out of her driveway.

Mr. Davis stated there were no dimensions on the site plan. The plan shows an easement adjacent to the property but the neighbor wrote it was not an easement. Mr. Davis added he didn't know how many vehicles would be on the site. They need more input. Will the easement be utilized?

Mr. Causley advised there would be only one vehicle in the shop and one outside at the most. He can only detail one vehicle a day. Larger vehicles would be detailed outside because they can't fit in the building.

Mr. Schubert wasn't sure about detailing outside in a residential area. That may have a negative effect on the area.

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Mr. Bishop commented the site plan lacked dimensions. Where is the road right-of-way? He would not be against a postponement.

Mr. Norton questioned if a sign was even allowed, and if so, the allowed size.

Mr. Davis stated the required information for a site plan is on the application.

Mr. Bishop moved to postpone until the November 20, 2013 meeting 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. Mr. Davis seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Next on the agenda was request for site plan approval from Tri-City Foods, Inc. dba Pizza Hut for property at 914 N. Euclid (0901001730046000).

David Feather, Manager of Construction, represented the request. He stated Pizza Hut was taking over the tax service space at 914 N. Euclid. The existing signage on the building and freestanding would be replaced. There would be no new signage. The site would be for pick-up or delivery only. There would be chairs for customers waiting for pick-up.

Jim Lillo of the Bay County Road Commission wrote with regard to the request by Tri-City Foods, Inc. dba Pizza Hut, they have no comment on the request. Based on the information received, the proposed site is not located along road right-of-way under the jurisdiction of the Bay County Road Commission (BCRC). Euclid Avenue (M-13) is under the jurisdiction of MDOT, which should be contacted to determine if they have any comments regarding this site plan.

The fire department takes no exception to the request from Tri-city Foods, Inc. dba Pizza Hut for property at 914 N. Euclid.

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

MDOT wrote they had no comments on the project.

Mr. Feather stated the square footage will stay the same. A dumpster will be added to the enclosure.

Mr. Norton moved to approve the request for site plan approval from Tri-City Foods, Inc. dba Pizza Hut for property at 914 N. Euclid (0901001730046000). Ms. Parker seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from Euclid Bowl, LLC – Joe Thelen for property at 4243 N. Euclid (0901001710000500).

Brian Swedorski of Pumford Construction and Mike Thelen represented the request.

Jim Lillo of the Bay County Road Commission wrote with regard to the request by Euclid Bowl. LLC – Joe Thelen, they have the following comments.

Based on the information received, the proposed site is not located along road right-of-way under the jurisdiction of the Bay County Road Commission (BCRC). Euclid Avenue (M-13) is under the jurisdiction of MDOT, which should be contacted to determine if they have any comments regarding this site plan.

This property also borders on Shrestha Drive which is under the jurisdiction of the BCRC. They have no objection to the relocation of the existing driveway, as it will move entering and exiting traffic further away from the Euclid Avenue intersection. It also appears to improve on-site traffic flow. Ideally, the relocated driveway

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would be directly opposite the drive to the Kia dealership on the opposite side of Shrestha Drive, similar to the alignment of the driveway east of the relocated drive. However, as stated, based on the location of the proposed building, customer/staff parking and new vehicle parking, aligning the relocated driveway with the Kia dealership drive will be a detriment to on-site traffic flow. Therefore, they will not require the drives to be aligned on Shrestha Drive. Further, the BCRC hereby waives the installation of an acceleration and deceleration lane as required by current specifications.

MDOT wrote they had no comments on the project.

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

The fire department takes no exception to the request from Euclid Bowl, LLC- Joe Thelen for property at 4243 N. Euclid.

Mr. Norton stated the plans show a future showroom and service bay. He asked how the parking would be affected. Mr. Swedorski answered that parking is accounted for. If more parking is needed, there is room.

Mr. Swedorski stated the new pavement in the back is mainly for the bowling alley. It will help with snow removal and site safety. There is an unused entrance to the bar where the proposed parking will be. That entrance will be better utilized.

Mr. Norton commented the large storm sewer that they are connecting to should be shown on the print.

Ms. Parker asked if there would be new lighting. Mr. Swedorski stated the lighting would be the same as the Kia site. It will be a big improvement.

Mr. Schubert moved to approve the request for site plan approval from Euclid Bowl, LLC – Joe Thelen for property at 4243 N. Euclid (0901001710000500). Mr. Norton 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 Robert and Daniel Dimitroff for property at 3865-3 Wilder Road (0901000840046500) for used cars.

Dan Dimitroff represented the request. He apologized for missing the last meeting. A newer site plan was presented to the Commission. The plan showed Great Lakes Lighting and the rear access to it.

Mr. Schubert asked for clarification on the location of the dumpsters. Mr. Dimitroff explained the dumpster will remain where they are. Oven Fresh uses some of the parking places in the back. He did account for parking. He has access to at least 10 spaces.

Mr. Dimitroff stated only a couple of used cars would be along Wilder Road and more in the back. Mr. Norton asked if there would be a sign. Mr. Dimitroff stated no.

Jim Lillo of the Bay County Road Commission wrote with regard to the request by Robert and Daniel Dimitroff, they have no comment on the request. Based on the information received and a site visit, the proposed improvements will not impact the Wilder Road or Old Kawkawlin Road rights-of-way or impact BCRC maintenance operations.

Charles Suchodolski from the DWS wrote they reported for the August 28, 2013 meeting that it takes no exception to the proposed site plan. He did notice in the minutes for that date the applicant was to resubmit a new, legible site plan which he has not seen a copy of to review. Therefore he is unable to comment further.

The fire department takes no exception to the request from Robert & Daniel Dimitroff for property at 3865-3 Wilder Road.

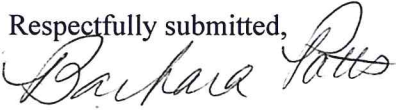
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Mr. Schubert moved to approve the request for site plan approval from Robert and Daniel Dimitroff for property at 3865-3 Wilder Road (0901000840046500) for used cars. Ms. Parker seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Mr. Schubert moved to approve the 2014 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. Norton moved to adjourn. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:40 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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