

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF OCTOBER 25, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th day of October, 2017 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandy Covaleski, Dave Engelhardt, Mark Norton, Bill Schubert

MEMBERS ABSENT: Eric Krenz, Mike Nielsen, Vicki Roupe

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 27, 2017 regular meeting minutes. Mr. Norton stated in the paragraph for minute's approval, it should say engineer not architect. *Mr. Norton moved to approve the minutes with the amendment. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item was approval of the October 11, 2017 special meeting minutes. *Mr. Norton moved to approve the minutes. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

Mr. Schubert announced that all members would have to vote in favor for the site plans to be approved since only a quorum was present.

The next item on the agenda was a request for site plan approval from Robert Lesneski & Michael Frey for properties at 4161 & 4171 Shrestha Drive (S3400001400 & S3400001500).

Chris Honea was present to represent the request. He stated the engineer was running late. *Mr. Norton moved to table the site plan approval request until later in the meeting. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for preliminary site plan review from Keith Kosik for Frankenmuth Credit Union for property at 800 Euclid (01730041000).

Keith Kosik, Mike Rybicki and Rich Sheppard were in attendance representing the request. Mr. Kosik stated they were looking for feedback on their proposed plan. Mr. Rybicki stated this is a non-conforming lot and a structure. They want to improve the site and make it more conforming.

BCDWS takes no exception to the proposed site plan.

The Fire Marshal had concern regarding access around the building.

The Bay County Road Commission wrote they have no comment on the petition. North Euclid (M-13) is a State trunkline and under the jurisdiction of the MDOT. The North Union right-of-way is under the jurisdiction of the City of Bay City.

Don Hundley from MDOT wrote the plans submitted are incomplete for their review. Existing and proposed need to be shown with dimensions. Drainage is incomplete. They will need to submit an application with a full set of plans, drainage with form 2484 and all calculations.

The building will be smaller than what exists. Changes will be done in phases. The credit union will remain open during construction.

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A discussion took place on it being a “drive-in” establishment. The Commission did not believe the credit union should be considered a drive-in. The proposed building would be 2,700 square feet. Fourteen parking spaces are required. The traffic will flow one-way. No change will be made to the drive on North Euclid. North Union will be the primary entrance and exit.

Mr. Sheppard stated there is nothing on record regarding the cross access to the North. They will not block off the shared driveway.

Mr. Sheppard added variances would be needed. He inquired as to which items could be waived by the Planning Commission. Landscaping requirements could be amended by the Planning Commission. Variances for the size of the lot and size of driveway will be required.

No sidewalk is required along North Union. A dumpster is not needed on site. Parking meets the Township’s requirements.

Mr. Norton moved to take the request for site plan approval from Robert Lesneski & Michael Frey for properties at 4161 & 4171 Shrestha Drive (S3400001400 & S3400001500) off the table. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

Contractor Chris Honea and Matt Dubs from Wade Trim represented the request.

Renderings of the building were shown.

BCDWS takes no exception to the proposed site plan.

The Fire Marshal stated the plan shows neither existing hydrant nor a planned hydrant for an FDC to supplement the sprinkler system.

The Bay County Road Commission wrote they had no objection to the request. Based on the plan submitted, the proposed development reasonably conforms to the BCRC’s current requirements for commercial accesses.

Mr. Dubs stated this will be an office for oral surgeons. The fire hydrant is shown on the survey. The building will not be sprinklered. On the North side of the building, there is an area for patient pick-up. Sidewalks are shown as required. No detention basin is required.

Mr. Norton advised the plans needs to be stamped.

Mr. Schubert moved to approve the request for site plan approval from Robert Lesneski & Michael Frey for properties at 4161 & 4171 Shrestha Drive (S3400001400 & S3400001500). Mr. Norton seconded the motion. Four (4) ayes, no (0) nays. The motion passed.

The last item on the agenda was discussion regarding Zoning Ordinance amendments.

Section 23.01D.5. was reviewed. It was suggested everything after “Parking for the handicapped shall comply with applicable State and Federal codes” be deleted.

Article 19.00 was quickly reviewed. LED lighting was discussed. Landscaping adjacent to roads was also discussed.

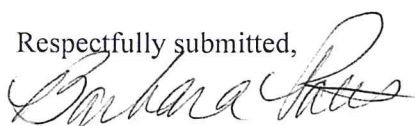
Mr. Nielsen had sent some suggestions but the Commission agreed to wait to discuss them until he was present.

Ms. Potts will send Commission members a working copy of Article 19.00.

Having no other business before the Commission, Mr. Schubert moved to adjourn. Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays. The motion passed and the meeting was adjourned at 8:05 p.m.

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Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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