

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF OCTOBER 28, 2015 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28<sup>th</sup> day of October, 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, Ed Davis, Ed LaPlant, Mike Nielsen, and Mark Norton

MEMBERS ABSENT: 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 September 23, 2015 regular meeting minutes.** *Mr. Bishop moved to approve the minutes as presented. Mr. Davis seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was a request for recommendation of approval to Township Board for the rezoning of property at 3995 N. Oakbrook Drive (0901003240035500) from RMH, Residential Manufactured Home Park District to RC, Recreational Commercial District.**

Art Dore represented the request. He stated he would like to convert the property into a RV park. The property was condemned and he will have to put in all new infrastructures.

The Bay County Road Commission wrote they have no comment on the petition at this time. From the information submitted, this development is in the early stages and, if pursued, will require a site plan that includes a commercial driveway. They reserve their comments until a site plan/commercial driveway is submitted for approval.

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

The Fire Marshal had no comment.

A letter of concern was received by Louis Wilson. He wanted to know if there was a master plan for the Township and if it made sense in regard to the property in question. He didn't want a commercial campground in the center of a residential area.

Mr. Nielsen asked if the park would be used year round or seasonally. Mr. Dore stated seasonally.

Mr. Davis asked why Mr. Dore wanted to put the park there when the State Park was so close. He wanted a RV park that was nicer than the State Park.

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

Mr. LaPlant reported the Zoning Board of Appeals granted a variance for acreage on the site pending the rezoning.

Mr. Bishop stated the proposed zoning is not in line with the Future Land Use in the Township's Master Plan. Mr. Norton added it is not compatible with the area. There are no properties in the area zoned Recreation Commercial. It is all single family residential.

Mr. Dore requested he be allowed to get site plan approval before the rezoning. The Commission stated the rezoning had to come first.

**APPROVED**

Mr. Nielsen commented if the rezoning did get approved, a special exception use permit would also be needed. Mr. Norton advised the site plan is not an issue for this meeting. The meeting is to look at rezoning the property.

Mr. LaPlant stated there currently are no properties in the Township zoned RC. Mr. Norton added rezoning this property would be spot zoning. A RV park would be an improvement to the site but it does not meet the Township Future Land Use Plan.

Mr. Bishop advised he was not comfortable recommending approval on property that did not meet what the Township has for Future Land Use and was spot zoning.

*Mr. Nielsen moved to recommend denial to Township Board for the rezoning of property at 3995 N. Oakbrook Drive (0901003240035500) from RMH, Residential Manufactured Home Park District to RC, Recreational Commercial District. The proposed zoning does not meet what is in the Township's Future Land Use Plan and has the potential of being spot zoning. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**Next item on the agenda was a request for recommendation of approval to Township Board for the rezoning of property at 1200 W. Thomas (0901001940017000) from O-1, Commercial District to C-1, Commercial District**

Doug Clark, president of the Bay City Fireworks Festival, represented the request. He explained the Fireworks Festival currently has many places where items are stored. They would like to have one large structure for housing all of their equipment. They would like the rezoning because in the future, they would like to have rental storage units. In order to have the storage units, the property must be zoned C-1. This would not be spot zoning. There is C-1 zoning adjacent to the property. Mr. Clark added Wade Trim is doing the plans for the project.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan submitted by the Bay City Fireworks Festival, they have no comment on the site plan. Zoning is a function of the Township. However, West Thomas (M-25) is a State trunkline and under the jurisdiction of the MDOT. Therefore, the petitioner should contact the MDOT to determine their requirements for installation of a commercial driveway, should this development proceed.

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

MDOT wrote they will need to apply for a permit with MDOT. They will require a 27' wide E-E M-opening.

The Fire Marshal had no comment.

Mr. Norton stated the proposed use is compatible with the Township's Future Land Use plan. This is not spot zoning. Mr. Bishop had no problem with the request.

*Mr. LaPlant moved to recommend approval to Township Board for the rezoning of property at 1200 W. Thomas (0901001940017000) from O-1, Commercial District to C-1, Commercial District. The property is contiguous to Commercial-1 zoning and is compatible to the Township's Future Land Use plan. Mr. Davis seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item was a request for site plan approval from Kevin Hollosy (Bay Area Rental) for property at 3595 S. Huron Road.**

Mr. Hollosy represented the request. He stated he needed more storage.

Mr. Norton asked about the roofline. Mr. Hollosy explained the roofline would continue. It will have concrete floors and doors on both ends.

Mr. Nielsen asked if it would be for cold storage. It would be. There would be no drainage in the building.

**APPROVED**

MDOT wrote they had no issues with the addition; however they are not allowed to have anything in the green space in front of the property. In the event a new sign is required it will not be allowed to go back in the same location. MDOT right of way is 60' from the center of M13 at this location.

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

The Fire Marshal had no comment.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan submitted by Kevin Hollosy for property at 3595 S. Huron Road, they have no comment on the Site Plan. Huron Road (M-13) is a State trunkline and under the jurisdiction of the MDOT. Therefore, the petitioner should contact the MDOT to determine if they have any comments regarding the building addition.

The Bay County Drain Commission wrote they will not require detention for Bay Area Rental and do not have any concerns or objections related to it.

*Mr. Nielsen moved to approve the request for site plan approval from Kevin Hollosy (Bay Area Rental) for property at 3595 S. Huron Road. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item was a request for site plan approval from DACO Real Estate Holdings for property at 3697 Wilder Road.**

Mike Rybecki and Dave LaRoux represented the request. They are proposing a used car lot with a 3,000 square foot structure. 39 parking spaces are required and they are proposing 49. The Hoffmann Builders will be constructing the building. The site will be well lit with 20' high light poles that will be shielded.

The Fire Marshal is requesting a fire hydrant on site.

The Bay County Department of Water and Sewer wrote the plan sheet proposed to use an existing 12" storm sewer in the area may have been incorrectly thought to be a sanitary line as there is not a 12" sanitary crossing the road at that location. It should be a 6" sanitary line instead. The DWS takes no other exceptions to the proposed site plan.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan submitted by DACO Real Estate Holdings for property at 3697 Wilder Road, they have the following comment on the site plan. They have been in contact with this developer, their attorney, design engineer, and the Drain Commissioner with regard to this proposed development. They are in the final stages of approving an Access Management Plan for Wilder Road, of which Bangor Township was a partner in developing. They anticipate working with the developer, Township and adjacent land owner in an attempt to not create another access to Wilder Road. They do not know if this effort will be successful at this time, but urge the Township to complete the steps outlined in their current Access Management ordinance before granting site plan approval. At this point, they have not received a copy of the plans to review. The developer will need submit plans to the BCRC, receive approval for the commercial access and secure a permit to work within the road right-of-way.

The Bay County Drain Commission wrote they will not require detention for Daco. The reasons for this are twofold. First, a significant portion of the property is impervious already. Second, the design does not increase the flow entering the storm system on Wilder. The 8 inch storm drain is not being increased so will act as a metering line for the site.

They would raise the concern that they are aware of flooding on Wilder Road in significant storm events. They believe the Daco property, because it lacks detention, may end up with standing water around their catch basins in large storm events. Essentially, the parking area will act as detention. They have not done any calculations as that does not impact the public system. They also assume Daco is aware of that risk.

**APPROVED**

Mr. Rybecki stated there was a fire hydrant across the road. Mr. Davis commented he believed the Fire Department would not block off Wilder Road with fire hose if there was fire.

Mr. Rybecki stated he spoke to Jim Lillo about the Access Management Plan. They are willing to work with the Road Commission in regard to the curb cuts. Mr. Norton stated some of the measurements were incorrect on the plan and needed to be fixed.

The entire site would be asphalt. One of the power poles on the southeast corner will be removed. Discussion took place on the size of the storm sewer. Sidewalks were discussed. The ramps would have to meet the ADA requirements. Signage would have to conform to the Township's requirements.

Discussion took place on the Bay County Road Commission's comments. Mr. Bishop suggested making approval contingent upon Road Commission permits.

Mr. Nielsen inquired about landscaping. Mr. LaRoux stated they will have some landscaping. It was suggested Mr. LaRoux come back to the Planning Commission with a landscape plan at a later date.

*Mr. Norton moved to approve the request for site plan approval from DACO Real Estate Holdings for property at 3697 Wilder Road. Approval from the Bay County Road Commission of the entrances is required. A landscape plan for the site must be submitted to the Planning Commission. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The last item was a request for site plan approval from Gerald Skrocki for property at 2591 N. Euclid.**

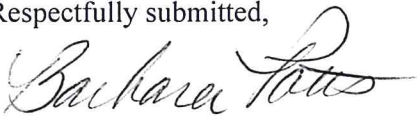
No site plan was presented.

*Mr. Nielsen moved to postpone until the November 18, 2015 meeting the request for site plan approval from Gerald Skrocki for property at 2591 N. Euclid. Site plan must be submitted by the cutoff date. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Mr. Bishop reported the Township Board overruled the Planning Commission's recommendation for the rezoning of property on Two Mile Road.

*Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. Davis seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:10 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**