

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF SEPTEMBER 23, 2015 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of September, 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 LaPlant, Mike Nielsen, Mark Norton, and Bill Schubert

MEMBERS ABSENT: Ed Davis

ALSO PRESENT: Supervisor Dennis Kula

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 August 26, 2015 regular meeting minutes. *Mr. Bishop moved to approve the minutes as presented. Mr. LaPlant 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 Charter Township of Bangor Fire Department for property at 3921 Wheeler Road (0901000540032500). No one was present to represent the request. *Mr. Schubert moved to table the item until later in the meeting. Mr. Norton seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Next item on the agenda was a request for site plan approval from Bay County Department of Water & Sewer for property at 2701 N. Euclid.

Tom Paige, Director of the Bay County Department of Water & Sewer and Patrick Sienkiewicz of CDM Smith represented the application.

Mr. Paige explained this was an amendment to the approved site plan. They need an 80' tower on the property and a sign at the entrance. The old sign was removed. When the original plan was approved, they were under a deadline. They had three months to design the plant. The tower is needed to receive signals from the other locations. Mr. Paige added this is a critical element and has to be reliable.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition.

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

Mr. Schubert asked if the entire site would be fenced. Mr. Paige stated it would be. Mr. Schubert added a second fence should not be required around the tower.

Mr. Schubert commented he took no issue with the sign as long as it conformed to the Zoning Ordinance. Mr. Paige stated the sign would comply.

A discussion took place on which signals the tower would connect with.

Mr. Paige advised they are planning a November 15, 2015 completion. The gates are closed at night and the site will be totally fenced in with card only access.

Mr. Nielsen questioned if the soil parameters were or would be verified. Mr. Sienkiewicz stated an engineer will be on site and they will be verified. Mr. Nielsen asked if the proposed tower will meet all the Township's criteria. Mr. Paige stated it would.

APPROVED

Mr. Nielsen moved to approve the request for site plan approval from Bay County Department of Water & Sewer for property at 2701 N. Euclid. Mr. Schubert seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The request for site plan approval from Charter Township of Bangor Fire Department for property at 3921 Wheeler Road (0901000540032500) was taken off the table.

Supervisor Kula stated the Fire Department/911 tower needed to be replaced. It is a hazard and is falling apart. The base of the existing tower is rusted. They would like to place the new tower on the west side of the recreation building.

Mr. LaPlant reported variances for lot size and setbacks were approved.

Mr. Schubert asked if the tower would be fenced in.

Jim Lillo from the Bay County Road Commission wrote they have no comment on the petition.

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

Mr. Norton commented stamped/sealed drawings needed to be submitted.

Discussion ensued on the placement of the tower. No homes were within 100' of the proposed tower location.

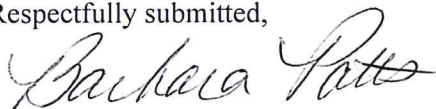
Mr. Norton moved to approve the request for site plan approval from Charter Township of Bangor Fire Department for property at 3921 Wheeler Road (0901000540032500) with the stipulations that stamped/sealed drawings be received and fencing is in place around the tower per code. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The Planning Commission received information regarding the Wilder Road/M-13 (Euclid) Access Management Plan. Discussion took place.

Fire Chief Glenn entered the meeting at 6:30 p.m. He stated there would be fencing around their proposed tower. The tower will only be 50' in height but 100' is allowed. A third party is doing the design.

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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