

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF SEPTEMBER 24, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24th day of September 2014 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, Bill Schubert, Tom Washabaugh

MEMBERS ABSENT: Ed Davis, Mark Norton

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 27, 2014 regular meeting minutes. *Mr. Bishop moved to approve the minutes. Mr. LaPlant 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 the rezoning of 3946 Bangor Road from C-2, General Commercial District to R-3, Single Family Residential District.

Sandra Belanger, realtor, represented the request. She stated her clients would like to sell the home. Most of the homes in the area that were zoned commercial have been rezoned to residential. They don't want complications when they sell the property.

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

Mr. Nielsen stated the Future Zoning Map shows the entire area along Bangor Road zoned commercial. Mr. Bishop commented the last rezoning from commercial to residential was contiguous to residentially zoned property.

Ms. Belanger stated some property was rezoned to residential across Bangor Road not too long ago.

The Commission reviewed the current zoning map. Discussion took place on if property is contiguous if a road divides it.

Mr. Nielsen moved to recommend approval to the Township Board the rezoning of 3946 Bangor Road from C-2, General Commercial District to R-3, Single Family Residential District based on the property directly east being zoned R-3. Mr. LaPlant seconded the motion. Mr. Bishop asked if the adjacent property should be rezoned also. That rezoning cannot be done at this time. Four (4) ayes, one (1) nay-Schubert. The motion passed.

The next item on the agenda was a request to extend site plan approval for Bay City Moose Lodge for one year. (PC approval granted 09/25/13).

No one was present to represent the request.

Mr. Schubert stated great strides have been made on the property. However, there were some discrepancies between the approved plan and the site. The dumpster location is incorrect. Three access drives exist but only one is approved. The drive that was paved was to be eliminated.

APPROVED

Mr. Washabaugh stated the site is currently non-compliant.

The DWS wrote they take no exception.

The Fire Department had no comment.

The Bay County Road Commission wrote with regard to the request filed by the Bay City Moose Lodge for property at 2573 North Euclid Avenue, they have no comment on the petition. This development abuts right-of-way under jurisdiction of the MDOT. The petitioner may want to contact the MDOT to determine if any of their requirements have changed over the past year and/or to renew their approval if it also was for only one year.

Mr. Schubert commented he doesn't want to penalize them because they are heading in the right direction. They should be following the approved site plan. He added the garage on the southeast corner was to be removed.

Mr. Schubert moved to extend site plan approval for Bay City Moose Lodge for one year, with the stipulation that the approved site plan (approved 9/25/13) is complied with, particularly the access drives. Mr. Bishop seconded the motion. Mr. LaPlant asked if a shorter time frame should be given. One year was agreed upon. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval for Michael Lutz for Bay City Wesleyan Church for property at 506 North Union (0901001730039000).

Michael Lutz represented the site plan. He stated the church would like a pavilion. It will be open, no walls. Mr. Schubert asked if it would have power. Mr. Lutz stated they would be running conduit to it but no power was planned at this time.

Mr. Nielsen asked if the pavilion would be on a concrete slab. Mr. Lutz stated it would be and graded. He did not believe a rat wall would be required. The pavilion will have a 2' overhang and the concrete will go out to the roof line. The property will be graded and drain to the catch basins.

The DWS wrote they take no exception.

The Fire Department had no comment.

The Bay County Road Commission wrote with regard to the site plan approval request filed by Michael Lutz for Wesleyan Church at 506 North Union Road, they have no comment on the petition. This development abuts right-of-way under jurisdiction of the City of Bay City. The petitioner may want to contact Bay City regarding the structure.

Mr. LaPlant asked if sidewalks would go to the property. Mr. Lutz stated none were planned at this time.

Mr. Nielsen moved to approve the request for site plan approval for Michael Lutz for Bay City Wesleyan Church for property at 506 North Union (0901001730039000) as presented. Mr. Bishop 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 for Jack & Cheryl Morley for property at 3895 N. Euclid (0901000830008000).

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Jacob Ott of Best Towing LLC represented the request. He explained he was leasing one of the units on the property. He would be using it for his towing business. A 250'x80' chain link fence would be installed. The property already has crushed stone and drainage on it. The property is 660' deep and borders residential on the back but they would be quite a distance away. A survey is being done and there may be minor changes to the fence location. They want to make sure it's on the property.

Mr. Ott was asked about signage. He stated there is an existing sign they can utilize and the wall sign must meet the allowed square footage.

The DWS wrote they take no exception.

The Fire Department had no comment.

The Bay County Road Commission wrote with regard to the site plan approval request filed by the Jack & Cheryl Morley for property at 3895 North Euclid Avenue, they have no comment on the petition. This development abuts right-of-way under jurisdiction of the MDOT and they regulate the activity within their right-of-way.

MDOT wrote they have no comments for this location.

Mr. Bishop stated no drainage was shown on the drawing. Mr. Ott explained the drainage existed. They only cleared some brush and didn't change any elevations. Mr. Nielsen added he saw three catch basins on the property.

Mr. Bishop asked if the towed vehicles would be stored in the fenced area. Mr. Ott stated they would be but only until they were cleared by law enforcement. There would be no long term storage of campers, boats, etc.

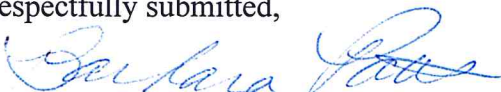
Mr. Nielsen asked how far the fence would be from the rear line. Mr. Ott stated he didn't have exact measurements. They want to be on the property line to the north. Mr. LaPlant asked if security wire would be used. Mr. Ott explained the Township doesn't allow for barbed wire. They may use security cameras. They don't expect to have more than 20 cars at a time.

Mr. Schubert moved to approve the request for site plan approval for Jack & Cheryl Morley for property at 3895 N. Euclid (0901000830008000). Mr. Nielsen seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

The last item on the agenda was discussion on the GAAMPs. The Commission postponed the discussion until a time when more information was received from the Code Enforcement Officer.

Having no other business before the Commission, Mr. Bishop moved to adjourn. Mr. LaPlant seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:35 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

APPROVED