

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF SEPTEMBER 25, 2013 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th day of September 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, Patricia Parker, Dennis Pilarski, 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 28, 2013 regular meeting minutes. Ms. Parker had a correction. On the 2nd page, in the motion for the Moose Lodge, the second sentence should read "If they" not "If the". *Mr. Bishop moved to approve the minutes with the change. Ms. Parker seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

Next on the agenda was a request for site plan approval from Jac Reijmer for property at 5309 E. Wilder Road.

Barbara Valentine represented the request. She stated the owner, Jac Reijmer, wants to sell classic cars. The used car business would be small with a few refurbished classic cars. Mr. Reijmer believes some boat owners have an interest in classic cars. Ms. Valentine stated there would not be more than 10 vehicles for sale at one time. It's a niche market. Only a few of the cars would be on display and only during certain times.

The Fire Department takes no exception to the request.

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

Ms. Parker asked where the cars would be displayed. Ms. Valentine stated a lot of work is being done on the property. The displayed cars will not be unsightly.

Mr. Washabaugh asked if the office existed and if there would be additional signage. Ms. Valentine stated additional signage would be put on the existing sign. Some of the old signs will be removed.

Mr. Bishop advised the site plan lacked information. No dimensions, topography, or engineer/architect name were shown on the plan. Ms. Valentine stated the plan submitted was all they had available. An engineered plan would be done at some point. Mr. Bishop added he did not want to set a precedent by accepting this incomplete plan.

Mr. Schubert added a site plan should show the entire property and its impact on the area. Ms. Valentine thought the plan showed the impacted property.

Mr. Schubert advised the Department of Water and Sewer may have an up to date drawing of the site. It would be a good starting point. Mr. Schubert asked what the time line was. Ms. Valentine stated they would like this approved as soon as possible.

Mr. Schubert stated the plan was substantially insufficient. He would like to see this project happen but the plan was lacking. Ms. Parker added the area where the cars would be for sale is not shown. Ms. Valentine advised the cars for sale will be inside for the most part. They can only be left outside in good weather.

Mr. Schubert suggested the item be postponed so a new plan can be submitted.

APPROVED

Mr. Washabaugh moved to postpone, for up to two months, the request for site plan approval from Jac Reijmer for property at 5309 E. Wilder Road. A complete site plan shall be submitted that is more compliant to the requirements. Mr. Pilarski seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Next on the agenda was a request for site plan approval from Loyal Order of the Moose #169 for property at 2573 N Euclid (09010032100140000).

Joe Baker represented the request.

Jim Lillo of the Bay County Road Commission wrote with regard to the request for site plan approval for the Loyal Order of the Moose, Lodge #169, they have no comment on the petition. 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-247) is under the jurisdiction of MDOT, which should be contacted to determine if they have any comments regarding this site plan.

The Fire Department wrote they take no exception to the request.

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

MDOT wrote the Moose Lodge applied for a permit on 8/30 without plans attached. The permit was placed on hold that same day asking for plans to be attached. Nothing has happened since. Bangor sent a set of plans over 9/4. MDOT doesn't have any immediate issues. The Moose Lodge needs to attach those (if final) to the application for our official review.

Mr. Schubert asked if the proposed garage was new. Mr. Baker stated it was. They would be removing the old building. Ms. Parker asked if there would also be an addition. Mr. Baker said they would be adding on to the social quarters.

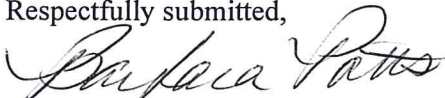
Mr. Washabaugh asked if the parking lot was sloped to drain to the ditch. Mr. Baker stated it was. Mr. Pilarski asked if there was a Knox Box. The Moose Lodge does have one.

Mr. Pilarski stated sidewalks are not required because of the bike path along the road.

Mr. Pilarski moved to approve the request for site plan from the Bay City Moose Lodge as presented. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays. The motion passed.

Having no other business before the Commission, Mr. Bishop moved to adjourn. Mr. Pilarski seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:30 p.m.

Respectfully submitted,



Barbara A. Potts

Planning Commission Coordinator

APPROVED