

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF SEPTEMBER 26, 2012 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of September 2012 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, Mark Norton, Patricia Parker, Dennis Pilarski, and Bill Schubert

MEMBERS ABSENT: Tom Washabaugh

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 22, 2012 regular meeting minutes. *Ms. Parker moved to approve the minutes as written. Mr. Pilarski seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

The next item on the agenda was a request for Special Exception Use Permit/Site Plan approval for John McCallum for property at 700 Webb Drive (09010F1000400100) specifically for a two-family dwelling.

Jim Lillo from the Bay County Road Commission wrote with regard to the Special Exception Use Permit/Site Plan filed by John McCallum for property at 700 Webb Drive, they have no objection to the site plan. They understand the request is for conversion of a single-family residence to a two-family dwelling. The site plan does not indicate any change with regard to the residential drive. As a note, a two-family dwelling most likely will increase on street parking along Fulton and/or Webb Street.

Bradd Maki from the Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed site plan. Customer is within the Bangor-Monitor water district.

The fire department takes no exception to the special exception use permit/site plan for John McCallum for property at 700 Webb Drive.

A letter of opposition was presented from Aaron Wing of 701 Handy Drive.

Carlo and Gail Lamberti of 615 Handy Drive wrote they are opposed to the Special Exception Use Permit.

Janet & Larry Sopczynski of 402 Handy Drive wrote they were opposed to the request.

There was no one present representing the request.

Teresa and Patrick Villano of 615 Webb Drive presented a petition of opposition of the request signed by: Patrick & Teresa Villano of 615 Webb Drive, Shirley Gorney of 612 Webb Drive, Ron Gradowski of 610 Webb Drive, Ken & Darlene Martin of 609 Webb Drive, Jean & George Doan of 608 Webb Drive, Michael Allbee of 701 Webb Drive, and Matthew & Melissa Sawicki of 614 Webb Drive.

Mr. Davis stated anything that was done, was done without proper permits. The parcel is zoned for single-family housing.

Mr. Schubert commented the Special Exception Use Permit was the proper application for the request and if approved, it will stay with the property.

APPROVED

Mr. Davis asked if the property had to be registered as a rental. Any rented property has to be registered with the Township.

Mr. Bishop asked if this was considered spot zoning. It is not spot zoning. It is an allowed use of the property. Mr. Davis asked if this property could still be used as a rental if the request for a duplex is denied. Yes, it could still be used as a rental.

Mr. Pilarski stated the petitioner should be in attendance, especially since the neighbors are opposed.

A discussion took place on the Code Enforcement letter citing violations.

Mr. Norton moved to deny the request for Special Exception Use Permit/Site Plan approval for John McCallum for property at 700 Webb Drive (09010F1000400100) specifically for a two-family dwelling. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed and the request was denied.

Steve Shabluk of 2211 Neithammer Drive requested the Planning Commission review the Liberty Square Phase II Subdivision for tentative preliminary site plan approval. A letter from the DEQ was presented explaining what they required for the final plat.

Mr. Shabluk stated the lots in question from the DEQ were in the Northeast corner of the property. Some of the lots on the South side of the subdivision were changed due to the need for more square footage.

Mr. Shabluk added they are building a spec house on lot 17 in Phase I.

Mr. Schubert stated any revisions should have been marked in the revision box on the plat. If this is approved, it should be contingent upon the revision box being updated.

The berm and sidewalks along Bangor Road were questioned. Mr. Shabluk stated he would like to make the entrance look nice. The property owners in Phase I take care of the retention pond.

Mr. Norton stated there should be specific language on the print as requested by the DEQ. Elevations should be shown on the lots.

Mr. Norton moved to recommend tentative preliminary plat approval to the Township Board for Liberty Square Subdivision No. 2 with the conditions of any and all revisions done to the plan are shown and included in the revision box and all required notes from the DEQ are added on the lots. Mr. Bishop seconded the motion. . Six (6) ayes, no (0) nays, one (1) absent. The motion passed.

A discussion took place on a change to Kawkawlin's Zoning Ordinance regarding allowing garages directly across the road from a principle structure.

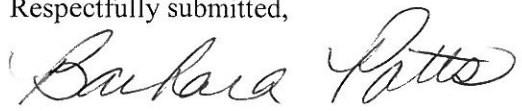
Mr. Bishop reported that he has brought up the Labadie issue at the Township Board meeting and will continue to do so until a site plan is submitted for approval.

Mr. Pilarski reported McLaren's Zoning Board of Appeals variance for parking spaces was approved at the September meeting.

Having no other business before the Commission, Mr. Pilarski moved to adjourn. Mr. Norton seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 6:45 p.m.

APPROVED

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts".

Barbara A. Potts
Planning Commission Coordinator

APPROVED