

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF SEPTEMBER 27, 2017 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of September, 2017 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dave Engelhardt, Mark Norton, Vicki Roupe, Bill Schubert

MEMBERS ABSENT: Sandra Covaleski, Mike Nielsen, Eric Krenz

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 23, 2017 regular meeting minutes. Mr. Norton stated he did not believe the last name of the engineer was spelled correctly. It needed to be checked. Ms. Roupe added that on page 2, the line stating “Ms. Covaleski recused herself from the next two agenda items.” needed to be deleted. It was from the previous month’s meeting. *Mr. Norton moved to approve the minutes with the amendments. Ms. Roupe seconded the motion. Four (4) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for a Special Exception Use/Site Plan approval from Rowe Professional Services Company for property at 3051 Kiesel Road (0901001810000501) specifically for professional offices of physicians and/or dentists. (Section 6.03T).

Mr. Schubert advised the applicant that a unanimous vote was needed for the request to pass. The applicant wanted to continue.

Troy Grunder of ROWE Professional Services Company, Michael Erickson of Mid-Michigan Health Development and Paul Van Der Kolk of Eckert Wordell represented the request.

Mr. Grunder stated the site would have a single entry off of Kiesel Road. There were 114 parking spaces. Updated plans were presented. The enclosed dumpster would be in the rear. Utilities will be connected off of Kiesel. Mr. Grunder added he was working with the Drain Commissioner’s office on the detention pond.

Mr. Erickson stated the office would be for primary and specialized care. They would provide such services as exams, radiology, therapy, etc. There will not be any operating rooms.

Mr. Schubert opened the public hearing portion.

Trevor Keyes from Bay Future was in favor of the project. Traffic counts and demographic studies have been done. More options for health care are needed. The project will bring jobs and an investment into the community.

Ken Kujawa of Century 21 stated Mid-Michigan and University of Michigan are second to none and having them here will benefit the community.

There was no one in the audience against the request. The public hearing portion was closed.

Mr. Engelhardt commented on the traffic congestion in that area due to John Glenn High School and the Skill Center. He inquired on the amount of employees and hours of service. Mr. Engelhardt added he would like the Road Commission’s comments.

Mr. Erickson stated there would be approximately 30-40 employees and 6-7 providers. It would depend on the volume of customers. The hours of service would be typical for a medical office, Monday-Friday, 8:00 a.m. until around 7:00 p.m.

APPROVED

Mr. Engelhardt questioned the choice of location. Mr. Erickson explained they looked at numerous sites. This site has room for future development if needed.

Mr. Engelhardt also questioned the location of the detention pond. Mr. Grunder explained it is the low spot on the property. It is dry most of the time.

BCDWS takes no exception to the proposed site plan. BCDWS will need to witness cut and cap of any existing sewer or water lines

The Fire Marshal had concern with access to the rear of the property.

The Bay County Road Commission did not submit any comments.

Building Official Neil Froncek was in favor of the site plan approval.

Mr. Norton commented the existing utilities should be shown. Mr. Grunder stated they would run off of Kiesel.

More discussion took place on the detention pond.

Mr. Norton had questions regarding the height, x-ray rooms, parking and the building being adjacent to the soccer field. He also noted there was a fire hydrant on the South side of Kiesel and it should be shown on the plan.

Mr. Van Der Kolk stated the building would be fully sprinklered.

Mr. Engelhardt asked about the existing sidewalks. Mr. Grunder explained the sidewalks would remain and there would be ADA ramps where appropriate.

Mr. Engelhardt then asked what needs are not being met. Mr. Erickson stated there have been strategic planning and a study done in the area. There is an unmet need for primary and specialty care providers.

Mr. Norton moved to approve the Special Exception Use/Site Plan approval from Rowe Professional Services Company for property at 3051 Kiesel Road (0901001810000501) specifically for professional offices of physicians and/or dentists. Mr. Schubert seconded the motion. Four (4) ayes, no (0) nay. The motion passed.

Having no other business before the Commission, Ms. Roupe moved to adjourn. Mr. Engelhardt seconded the motion. Four (4) 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

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