

**CHARTER TOWNSHIP OF BANGOR  
ZONING BOARD OF APPEALS**

**MINUTES OF DECEMBER 20, 2016 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 20<sup>th</sup> day of December, 2016 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Corrion, LaPlant, Phelps

ALTERNATE MEMBER PRESENT: Bouckhart

MEMBER (S) ABSENT: None

Mr. Banaszak called the meeting to order at 6:02 p.m.

The Pledge of Allegiance was recited.

**The first item on the agenda was approval of the 2017 meeting dates.** *Mr. LaPlant moved to approve the minutes. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**The next item on the agenda was approval of the minutes of a regular meeting held November 10, 2016.** *Ms. Corrion 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 petition filed by SC Johnson for property at 4867 E. Wilder Road which is on the north side of Wilder Road between Marquette and Tiernan for the purpose of: 1) variance to construct three 75' tall silos; 2) variance from requirement that all roof top mechanical equipment be completely screened on all sides of building; 3) variance to provide no off-street parking landscaping or curbing requirements; and 4) a variance to provide 66 parking spaces (142 is required). Parcel is zoned Industrial.**

The Department of Water and Sewer wrote DWS takes no exception to the proposed site plan.

The Fire Marshal had no comment.

The Bay County Road Commission wrote they have no objection to the request. Based on the plan submitted, the proposed construction is not near any roadway under the jurisdiction of the BCRC, therefore they do not have any comment or concern regarding the work.

Greg Velez, SC Johnson Director of Manufacturing Operations, explained the proposed plant expansion. The property was purchased by Dow Chemical in the 1930's. They have been producing Ziploc for over 45 years. They have five plants in the Bay Area. There are approximately 400 employees and 120 contracted employees. SC Johnson contributes back to the community.

Mr. Velez stated they are making a \$70 million investment into this project. They plan to begin the project in the spring and be operational in the summer of 2018.

Dean Schackelhoff reviewed the drawings. A portion of the building will be two-story. There will be two out buildings. A rail spur will be connected to the adjacent facility. The building will be 50' in height. Ten silos will be on site.

Scott Hemeyer of Rowe Professional Services explained the site plan. The project is approximately 1,250' from the west property line, 2,700' from the north; 2,720' from the east and 1,550 from the south. This would be isolated from neighboring properties. The area is heavily screened. Mr. Hemeyer presented photos of the area.

Mr. Hemeyer went over the site improvements. The existing parking area would be kept. A small area for additional parking would be paved. There are two loading bays. Semi parking would be in a gravel area. Fire service would come from existing hydrants.

The roof top mechanical equipment would sit on the lower level roof. There is no need for screening because the neighboring property is far away from the project. There are existing silos on site. The new silos would be the same style. Mr. Hemeyer explained this is an industrial zoned area. They would like to keep the industrial setting and get a variance from the landscaping requirements. They'd like the area open for truck maneuverability.

Mr. Hemeyer explained the required 142 parking places were not needed. Most parking would be during a shift change. 66 spaces are proposed.

Mr. Schackelhoff stated the contents of a rail car will fill one silo.

Mr. LaPlant inquired how large the entire site was. Mr. Hemeyer stated it was 450 acres.

Discussion took place on size of the silos and screening.

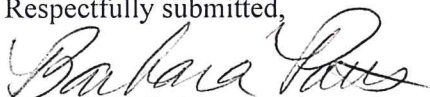
There was no one in the audience for or against the request.

The Board thanked SC Johnson for their investment into the community.

*Mr. LaPlant moved to approve the petition filed by SC Johnson for property at 4867 E. Wilder Road which is on the north side of Wilder Road between Marquette and Tiernan for the purpose of: 1) variance to construct three 75' tall silos; 2) variance from requirement that all roof top mechanical equipment be completely screened on all sides of building; 3) variance to provide no off-street parking landscaping or curbing requirements; and 4) a variance to provide 66 parking spaces (142 is required). The property is very large and is screened by its geography. The existing parking is more than adequate. Ms. Corrion seconded the motion. Five (5) ayes, no (0) nays. The motion passed. The applicant has six months to pull a building permit.*

*Having no other business before the Board, Ms. Corrion moved to adjourn. Mr. Phelps seconded the motion. Five (5) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:28 p.m.*

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator