

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF SEPTEMBER 20, 2023 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 20<sup>th</sup> day of September 2023 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Nemode, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Covaleski, Engelhardt, Norton

ALSO PRESENT: Building Official Tim Mark

Mr. Schubert called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

**The first item was approval of minutes of the August 23, 2023 regular meeting.** *Mr. Nemode moved to approve the minutes as presented. Mr. Taylor seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

Mr. Schubert informed all applicants that all four members in attendance would have to vote in favor for approval. Applicants have the option of going forward or postponing.

**The next item was a request for approval of a site plan by 804 N. Euclid, LLC for property at 804 N. Euclid. (01001730041501).** The applicant agreed to go ahead with the site plan review.

Casey Tucker of William A. Kibbe & Associates represented the request. He explained this was the second time through site plan review. The building has new owners. A curb cut was added per MDOT requirements. The parking lot was being restriped and the barrier free parking would be at the east end.

No comments were received from the Department of Water & Sewer.

MDOT wrote they cannot permit this property owner to work on the adjacent property. Consent from the adjacent property owner must be approved.

The Bay County Drain Commission wrote no review will be required.

No comments were received from the Fire Marshal.

Mr. Platko asked if the driveway was shared. Mr. Tucker stated it was. The sign and curb would be removed.

A discussion took place on fencing along the east property line. A fence exists and needs to be maintained.

Mr. Platko asked what the use of the property would be. Mr. Tucker stated it would be used for marihuana processing.

*Mr. Taylor moved to approve the site plan approval request by 804 N. Euclid, LLC for property at 804 N. Euclid. (01001730041501). Mr. Nemode seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

**The next item on the agenda was a request for approval of a site plan by BFALL, LLC for property at 3575 N. Euclid. (01000810006500).** The applicant agreed to go ahead with the site plan review.

Dave Kerr represented the request. He stated the owner, Sandy Covaleski, would like a pole barn on the property for storage. Mark Hoffman is the builder.

Mr. Platko asked if a new driveway would be put in. Mr. Kerr said no. The existing one would be used.

No comments were received from the Department of Water & Sewer.

MDOT wrote the property is required to have a curbed and paved commercial entrance 27' wide with 20' radii.

The Bay County Drain Commission wrote no review will be required.

No comments were received from the Fire Marshal.

Mr. Kerr was asked about MDOT's requirement. He stated the drive was repaved last year. They were not told a curb and gutter were required at that time.

Variances were granted for the location of the pole barn.

*Mr. Schubert moved to approve the request for approval of a site plan by BFALL, LLC for property at 3575 N. Euclid. (01000810006500). A paved bike path along the shoulder of the road exists. Sidewalks are not warranted. Mr. Platko seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

**The next item on the agenda was a request for approval of a site plan by Radiant Church of Bay City Inc. for property at 2820 N. Euclid (01003140022500).** The applicant agreed to go ahead with the site plan review.

Jim Brody, Pastor Marco, and Bill Bader were in attendance representing the request.

Mr. Schubert suggested a change to the drainage. Snow removal may affect the drain location.

No comments were received from the Department of Water & Sewer.

MDOT asked if the existing drive was wide enough to accommodate two-way traffic? They talked with them. The church wants a second drive, but a larger single drive should work.

The Bay County Drain Commission wrote they would like to review the site.

No comments were received from the Fire Marshal.

Mr. Taylor moved to approve the request for approval of a site plan by Radiant Church of Bay City Inc. for property at 2820 N. Euclid (01003140022500). Mr. Nemode seconded the motion. *Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

The Commission reviewed Articles 22.00, 23.00, 24.00, 25.00, 26.00 and 27.00 of the Zoning Ordinance.

*Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Nemode seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed and the meeting was adjourned at 7:10 p.m.*

Respectfully submitted,

*Barbara Potts*

Barbara A. Potts  
Planning Commission Coordinator