

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

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

REGULAR MEMBERS PRESENT: Covaleski, Engelhardt, Norton, Platko, Schubert

MEMBER(S) ABSENT: Nemode, Taylor

ALSO PRESENT: Building Official Tim Mark

Mr. Norton 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 September 20, 2023 regular meeting. *Mr. Schubert moved to approve the minutes as presented. Mr. Platko seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

The next item was a request for approval of a Special Exception Permit specifically for a drive-thru restaurant and Site Plan approval by Aby Group for property at 1000 Euclid (0901001730048000).

Ryan Walter represented the request. He explained that the current motel would be demolished, and a Popeye's restaurant would be built. The property will have two full access drives. They are trying to maximize the small lot. Variances for front yard setback and lot size were approved. Mr. Walter stated a traffic study is being done for submittal to MDOT. He added they did have flexibility regarding the access along Mosher back.

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

MDOT wrote they have not approved anything currently. No application has been made.

Jim Lillo from Bay County Road Commission wrote Mosher Street is under the BCRC's jurisdiction. The proposed full access commercial entrance is very close to N. Euclid. The 15' radii do not meet the BCRC's 35' radius requirement and may or may not be an issue. The developer may need to revise or request an exception. The site plan must be submitted to the BCRC for review and approval before any work can be completed within the Mosher Street road right-of-way.

The Bay County Drain Commission wrote they were waiting for MDOT to decide what they are going to do before the Drain Office proceeds with a storm water review.

No comments were received from the Fire Marshal.

Mr. Schubert stated a variance would be needed for the drive location along Mosher. Building Official Mark added additional variances would be needed for the parking setback along Mosher and for the dumpster location.

Mr. Schubert commented Mr. Walter should contact the Bangor Monitor Water Department regarding connecting to the main along Mosher. A discussion took place regarding the sanitary and storm sewer lines shown on the site plan.

Mr. Norton requested the right-of-way lines be shown. He added the utility pole on the corner would have to be relocated. The water main along Mosher should be shown also. An updated plan can be submitted to the Building Official and approved administratively.

Mr. Platko asked if the sidewalk would continue all along Euclid. Mr. Walter stated it would. A discussion took place regarding possible requirement of running sidewalks along Mosher also.

At 6:32 p.m., Mr. Norton opened the public hearing. There was no one in the audience for or against the request. Mr. Norton closed the public hearing at 6:33 p.m.

Mr. Norton requested the legal description of the property be added to the site plan.

Mr. Schubert moved to approve the request for approval of a Special Exception Permit specifically for a drive-thru restaurant and Site Plan approval by Aby Group for property at 1000 Euclid (0901001730048000) contingent upon received variance approvals to be in compliance with the Township Zoning Ordinance. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.

The next item on the agenda was a request for an extension on the approval of a site plan by Jason Richard for property at 3699 N. Euclid (0901000810000500). (Approved 09/28/22).

No one was present to represent the request. A discussion took place regarding the site and the possibility of the work being done in phases.

Mr. Schubert moved to postpone until the December 20, 2023 meeting, the request for an extension on the approval of a site plan by Jason Richard for property at 3699 N. Euclid (0901000810000500). Mr. Platko seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.

The Commission reviewed Articles 3.00, 5.00, 9.00, 10.00, 12.00 and 13.00 of the Zoning Ordinance.

Having no other business before the Commission, Mr. Schubert moved to adjourn. Ms. Covaleski seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed and the meeting was adjourned at 7:18 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator