

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF FEBRUARY 28, 2024 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28<sup>th</sup> day of February 2024 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Engelhardt, Norton, Platko, Taylor

MEMBER(S) ABSENT: Covaleski, Nemode, Schubert

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 January 24, 2024 regular meeting.** *Mr. Taylor moved to approve the minutes as presented. Mr. Platko seconded the motion. All members were in favor. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

**The next item was a request for approval of a Special Exception Permit/Site Plan specifically for a drive-thru restaurant and Site Plan approval by Mindy Iroegbu for property at 802 North Euclid (0901001730041500).**

Shayla McKiney area manager was present.

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

MDOT wrote the plans are not of a quality for review. A permit will be required by MDOT for driveway access. A traffic impact assessment will be required. The existing sign will need to be relocated outside of the MDOT right of way. Plantings if allowed can be a maximum of 30" tall at full maturity.

The Bay County Drain Commission wrote they had no issues with anything on the February agenda.

No comments were received from the Fire Marshal.

Mr. Norton opened the public hearing at 6:03 p.m. No one was present for or against the request. The public hearing was closed at 6:05 p.m.

Mr. Platko commented that notes 11 and 12 were not shown on the site plan.

The existing sign is encroaching into the road right of way.

Mr. Norton stated the parking calculations were incorrect. More parking is required for a drive-thru. Building Official Tim Mark stated he based the required parking on a deli rather than a drive-thru. This would not be a restaurant. There is no inside eating.

Mr. Norton added the site plan was not to scale. The shared access was not shown. There are no property lines or utilities shown. He stated if you were parked in spot 9 and someone parked in 8 and 10, you couldn't get out. The dumpster location is tight to the property line. The zoning of adjacent properties is not shown. Mr. Norton commented that the Special Use/Site Plan application has a list of items required on a site plan. The site plan was incomplete.

Mr. Platko asked what the other use in the building was. Mr. Mark stated it was Metro PCS. He added improvements were going to be made to the inside and outside of the building.

The Commission had questions regarding the free standing sign.

Mr. Mark stated variances were given for drive-thru stacking, front yard parking and wall sign size.

Mr. Platko asked who would be doing the construction. Mr. Mark stated the property owner was also a licensed contractor.

There was concern regarding shared access with neighboring properties. Documentation needed to be provided. If there is shared access, parking cannot be along the property line.

A discussion took place on whether a drive-thru would work on the property.

The Commission requested the items listed on the application be put on the site plan.

*Mr. Taylor moved to postpone for not longer than three regular meetings (May 22, 2024) the approval request for a Special Exception Permit/Site Plan specifically for a drive-thru restaurant and Site Plan approval by Mindy Iroegbu for property at 802 North Euclid (0901001730041500). Resubmission must include the requirements on the application. Mr. Engelhardt seconded the motion. All members were in favor. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

Mr. Norton requested members submit feedback to Jennifer Stewart regarding small waterfront lots.

Chris & Morgan Lutz of 301 River Road addressed the Commission regarding short term rental issues. They have gone to Code Enforcement and the Township Board. The adjacent property allows too many people in the house. There are parties and people using their property and dock. Currently there is no policing of short term rentals. They asked for help.

*Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Engelhardt seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed and the meeting was adjourned at 6:50 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator