

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF MARCH 27, 2024 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of March 2024 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER(S) ABSENT: 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 February 28, 2024 regular meeting. *Mr. Nemode moved to approve the minutes as presented. Mr. Norton seconded the motion. All members were in favor. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

The next item was a request for approval of a Special Exception Permit/Site Plan specifically for a campground and Site Plan approval by PJ Hazen for property at 3995 N. Oakbrook and 404 State Park Drive (0901003240035500&0901003240031000).

John Billette and PJ Hazen represented the request. Mr. Billette explained the plan for a campground had gone before the Commission in the past. The project would be completed in two phases. The previous mobile home park configuration would be used. Mr. Billette added after the Township approved the plan, they would need to submit it to the State for approval. They also need approval from Bay County Department of Water & Sewer, Road Commission and Drain Commission.

Mr. Billette stated changes from the previously submitted plan are dumpster, office, pool, bathhouse, playground, and pavilion.

Mr. Norton opened the hearing to the public at 6:04 p.m.

Tom Ciacuich representing 285 Donohue stated he was in favor of the project. This is a great use of the property and is supportive of any development in Bangor.

Brad Gohr of 3171 W. Riverview stated he was with Outdoor Adventure. They are in favor of bringing more outdoor recreation to the area. He was in support.

Jan O’Leary of 193 Hendrie stated the Michigan Wildlife and Fish needed to be contracted regarding the eagle’s nest that is in the area. There are very specific items to be followed regarding development in close proximity to a nest.

The public hearing portion of the meeting was closed at 6:10 p.m.

Mr. Billette commented he was familiar with State restrictions on bald eagles. They will check into what needs to be done.

Mr. Platko asked what work would be done in the first phase. Mr. Hazen stated all the utilities are in place. He would be adding the pavilion and office. Mr. Billette added the leads to the water and sewer would be moved.

Mr. Schubert asked about the timeline. Mr. Billette stated it would take an estimated six month for Sate approval. If something had to be changed on the site plan, they would come back before the Commission. He explained the number of sites isn't an issue. Utilities are usually what holds up approval and those are existing.

Mr. Hazen stated water, sewer, and electricity will be at each site.

Mr. Engelhardt was concerned about the campground being surrounded by residential homes. He asked what the rules were for noise and smoke. Building Official Mark stated he had researched fire pits in campgrounds and found no regulations. Mr. Engelhardt asked about density of sites. Mr. Billette explained the requirement is 1,200 square feet per site. This project has larger sites than required. Each site has to be designated by something like a number.

Mr. Engelhardt asked if the site would be fenced. Mr. Norton stated there is either a chain link fence or nothing shown on the plan. Mr. Hazen stated there is a section of 6' privacy fence on the southeast side.

Mr. Hazen stated he is planning on each site having a fire pit and picnic table like the ones at the State Park.

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

Bay County Road Commission wrote with regard to the Special Exception Use Permit/Site Plan approval request filed by PJ Hazen for property at 3995 N. Oakbrook Drive, east side of State Park Drive, between Pembroke and Lagoon Beach Drive for a variance associated with a new campground, they have no comment or objection to the petition at this time. From the information submitted, this development is still in the preliminary stage and, if pursued, the BCRC will require a site plan that includes all work to be performed within the road right-of-way and a commercial driveway designed to BCRC standards

The Bay County Drain Commission wrote they have no issues with items on the March planning agenda. No storm water review will be required.

Fire Marshal Starkey wrote he does have a concern with the proposed campground at the former Oakbrook Trailer Park. He was concerned that the campsite spaces will not meet the required minimum 25 foot distance from a structure or combustible material should the campground allow recreational fires. He was pleased that the plans do show a hydrant.

Mr. Norton asked if the campground would be year round or seasonal. Mr. Hazen stated as of right now, it would be seasonal. The utility lines are not very deep. He will need to winterize.

Mr. Norton stated the storm drain by the bath house needed to be moved. Mr. Billette stated he did catch that, and the bath house has been moved over.

Ms. Covaleski asked about the length of stays. Mr. Nemode questioned noise. Mr. Hazen stated the rules would be the same as at the State Park.

Mr. Schubert moved to approve the request for approval of a Special Exception Permit/Site Plan specifically for a campground and Site Plan approval by PJ Hazen for property at 3995 N. Oakbrook and 404 State Park Drive (0901003240031000&0901003240035500). Ms. Covaleski seconded the motion. Five (5) ayes, one (1) nay, one (1) absent. The motion passed.

The next item on the agenda was a request for Site Plan approval by Consumers Energy for property at 4267 Two Mile. (0901001830001000). Jordan Holbrook, Amy Gilpin, and Eric Leavitt represented the request.

Mr. Holbrook stated Consumers Energy needs to replace the transformer which is located a few lots to the east. They would create a mobile sub-station. There is not enough room to have it on the current site. Mr. Holbrook added the development would be permanent. Mr. Leavitt added the driveway and pad would be gravel.

Mr. Holbrook explained once the site was prepped, a sub-station on wheels (trailer type) would be brought in to work on the current station. That would last about four months. There would be nothing on the site when it wasn't being used.

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

Bay County Road Commission wrote they had no objection to the petition. Consumers Energy will be required to provide plans to and secure a permit from the BCRC prior to completing any construction within the road right-of-way.

The Bay County Drain Commission wrote they have no issues with items on the March planning agenda. No storm water review will be required.

Fire Marshal Starkey wrote he has no issue with the request for approval of the Consumers Energy plan to utilize the Grace United Methodist Church property for the purpose of installing a pad for a mobile substation.

An easement for the property has been obtained from the church. Ms. Gilpin stated they have received a BCRC permit for the driveway.

A discussion took place on the grid that would be installed and ground rod depth. The rods would be 20'-30' deep. If the site is no longer needed, the rods would be cut off and all their assets removed.

Mr. Norton requested details on the prints regarding the grid. Mr. Holbrook referred to an additional easement on the property. He was asked to add any other easements to the plan.

Mr. Norton added the property was wet. A swale was needed on the east side of the property between the pad and the property line which would run to Kiesel.

Mr. Schubert advised that per the Zoning Ordinance, this site may be required to have sidewalks installed. The Commission considered the value of the entire property, not just the easement, and what would trigger the requirement for a sidewalk. The value of the section of property didn't warrant the installation.

Mr. Holbrook explained how a 7' fence will be erected during the time work is being done as per code. When the job is finished, the fence will be removed.

Mr. Nemode moved to approve the request for Site Plan approval by Consumers Energy for property at 4267 Two Mile. (0901001830001000). Ms. Covaleski added a revised site plan would need to be submitted to the Building Official showing the placement of the grid and rods, all easements on the property, and the drainage ditch. A swale is required on the east side of the property draining to Kiesel. Sidewalks were discussed and due to the value of the project compared to the value of the entire property, they were not warranted. Mr. Platko seconded the motion. All members were in favor. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.

Building Official Mark asked the Commission's opinion regarding a traffic study being done for 802 Euclid. The consensus was if the driveways were existing, a permit from MDOT was not required.

Mr. Norton stated Jennifer Stewart was no longer with Spicer. A new planner would be working on the Zoning Ordinance. He added he was going to gather information regarding short term rentals.

Having no other business before the Commission, Mr. Nemode moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 7:32 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator