

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF MAY 22, 2024 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22<sup>nd</sup> day of May 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, Platko, Schubert, Taylor

MEMBER(S) ABSENT: 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 March 27, 2024 regular meeting.** *Mr. Nemode moved to approve the minutes as presented. Ms. Covaleski 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 drive-thru restaurant and Site Plan approval by Mindy Iroegbu for property at 802 North Euclid (0901001730041500).**

John Morey from D & M Site, Inc. represented the request. He explained the current building houses Metro T Mobile. 16' will be taken off the rear of the building. The building will house T Mobile, Cinnabon and Auntie Anne's Pretzels. There will be a drive thru. 13 parking spaces are required, and 12 parking spaces are marked. There is a common parking agreement with the property to the north if more parking is needed. Mr. Morey added the property drains to the catch basins at Frankenmuth Credit Union which drains to Euclid. There are two handicap parking spaces at the front of the building.

Vince Tomina, the owner of the franchise stated the brands are global. The businesses are moving out of malls and into brick and mortar buildings. He stated the owner of the building is willing to redevelop the site to suit their needs. These are quick serve businesses and won't cause a long line up. Mr. Tomina added there will be three employees working at one time.

Ms. Covaleski asked if Mr. Tomina was affiliated with T-Mobile. He stated he was.

A discussion took place on the adjacent property to the north. Mr. Platko stated if there is parking on the adjacent property, it will block the drive to the building in back.

Mr. Schubert opened the public hearing at 6:17 p.m. Shayla McKinney, store manager, was in favor of the request. There was no one in the audience against the request. The public hearing closed at 6:18 p.m.

More discussion took place regarding the site to the north. It was decided there was enough parking on site.

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

Bay County Road Commission wrote they had no comment regarding the request. This development is located on an MDOT state trunkline and not under the jurisdiction of the BCRC

The Bay County Drain Commission wrote they did not see any storm sewer on the site. If anything, the water drains to the adjacent properties. If they are tearing down the building and starting from scratch, the site plan should include on site drainage.

A permit will be required from MDOT. It must include but is not limited to drainage, detailed access plans, Traffic Impact Analysis.

Fire Chief Mike Galloner stated access around the building is required. Bollards are required to protect external gas meter.

Mr. Morey asked if MDOT's comments were recommendations or if they were requirements. The access and building are existing. Access Management Standards were discussed. The driveways service both adjacent properties.

*Mr. Taylor moved to approve the 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) for Cinnabon/Auntie Anne's. Mr. Schubert stated the sidewalk exists and needs to be shown on the site plan. Mr. Nemode seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

The Commission then discussed the adopted Master Plan and Zoning Ordinance. Mixed Use is shown on the Future Land Use Map, but no draft wording has been proposed by Spicer. There has been requests to use commercial buildings for churches. This could be accomplished by using Mixed Use if it were established or by adding them into commercial areas as a Special Exception Use.

It was agreed that Spicer was not getting information to the Commission in a timely manner.

Mr. Platko requested work on an ordinance regarding VRBO's due to the increase in them.

*Having no other business before the Commission, Mr. Taylor 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 7:03 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator