

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF JUNE 26, 2024 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26<sup>th</sup> day of June 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, Norton, Schubert, Taylor

MEMBER(S) ABSENT: Nemode, Platko

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 May 22, 2024 regular meeting.** *Mr. Schubert moved to approve the minutes as presented. Ms. Covaleski seconded the motion. All members were in favor. 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/Site Plan specifically for a private stable and Site Plan approval by Rachel Tijerina for property at 3310 State Street Road (0901000540037500).**

Rachel Tijerina presented the request. She explained her daughter wanted a horse. She purchased enough land to accommodate the zoning ordinance. She applied and was granted a variance to keep her two stall building where it currently was located. She then was told she would need a special use permit to have the horses on the property. Ms. Tijerina stated there were a few horse stables in the surrounding area. She plans on having two horses and is allowed to have three. The pasture is pre-existing. The area around is very private.

Mr. Norton opened the public hearing at 6:05 p.m.

David Strunk of 3060 State Street stated he was in favor of the horses.

Kerri Delanu stated she was in favor of the horses. She will be helping Ms. Tijerina get the horses. They will be performance horses and will compete. She added that getting children involved in horses and riding is a great experience.

Karen Stevenson rents the adjacent property. She stated she has always been around horses and thinks they are great for kids. She was in favor.

Rick Wotta of 240 State Park Drive stated he was in favor of the horses. It will teach her daughter responsibility.

There were no other comments from the audience and the public hearing was closed.

Ms. Covaleski explained variances for purpose of a 65' variance on the north property line to be 35' (100' is required), an 89' variance on the east property line to be 11', and an 89' variance on the south property line to be 11' for a horse barn were approved.

Ms. Tijerina explained there was an existing fence around the pasture area.

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

The Bay County Road Commission wrote from the drawing provided; it is unclear as to where on the property the new private stable is to be located. From the description, it appears the stable will be behind the existing

home. If this is the case, the BCRC has no objection or comment on the petition. If this is not the case, please provide a location with dimensions off the road right-of-way line, so we can review.

No comments were received from the Bay County Drain Commission.

Fire Chief Mike Galloner had no concerns.

*Mr. Schubert moved to approve the request for approval of a Special Exception Permit/Site Plan specifically for a private stable and Site Plan approval by Rachel Tijerina for property at 3310 State Street Road (0901000540037500). He added that if a larger fenced in area is needed, it would not need to come before the Planning Commission. Mr. Norton seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent.*

**The next item on the agenda was a request for Site Plan approval by Bangor Property LLC for property at 2429 Two Mile (0901003030003005).**

Steve Wagner and Daniel Wisenbaugh represented the request. Mr. Wagner stated they would like to purchase the property. The presented site plan is the same as what was previously approved except, they are changing from a dispensary to processing.

Building Official Tim Mark explained the previous site plan was approved by the Planning Commission and granted several extensions. The site plan has since expired.

Mr. Wagner explained they will not have any retail. They are also asking for a parking deferment. There will be one full-time employee plus the two owners and a couple of part-time people. There is plenty of room for parking, but they don't need it.

Mr. Wagner added they would like to start with a grow facility with a possibility of processing down the road.

Mr. Norton stated page 4.1 needed "dispensary" removed from the building title. He added the plan was requested to be approved with the change from a dispensary, deferred parking, and the elimination of the asphalt where the parking is deferred.

Mr. Taylor moved to approve the site plan with the changes as discussed for Bangor Property LLC for property at 2429 Two Mile (0901003030003005). Ms. Covaleski seconded the motion. *All members were in favor. Five (5) ayes, no (0) nays, two (2) absent.*

Chris and Morgan Lutz approached the Commission again regarding Vrbos/AirBnBs. They are still having problems with the rental property next to them.

The Commission reviewed Article 21.00 of the Zoning Ordinance and discussed the proposed Small Waterfront Lot zoning district.

A discussion took place regarding errors to the Master Plan and Future Land Use Map.

*Having no other business before the Commission, Mr. Taylor 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 8:00 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator