

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

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28th day of August 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, Taylor

MEMBER(S) ABSENT: None

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 July 28, 2024 regular meeting. The July meeting was called to order by Mr. Norton, not Mr. Schubert. The correction was made. *Mr. Schubert moved to approve the minutes with the correction. Mr. Taylor seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for approval of a Special Exception Use Permit request from Matthew Gibas specifically for a Single-Family detached dwelling and accessory building and uses customarily incidental to same. (Section 12.03U-10.03J).

Mr. Gibas explained his home was located in a Commercial district. He needs special exception use approval to rebuild the home if it burns down, etc. Mr. Gibas added the home was a rental but is now his primary residence.

Ms. Covaleski asked if the home was going to be expanded. Mr. Gibas stated he had no plans to expand it.

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

Bay County Road Commission wrote they have no comment regarding the request. The BCRC has no jurisdiction over township zoning.

No comments were received from the Bay County Drain Commission.

There are no objections from the fire department regarding the Special Exception Use Permit requested by Matthew Gibas, for 4379 Wilder Rd, Bay City, MI 48706

Mr. Norton opened the public hearing section of the meeting at 6:04 p.m. There was no one in the audience for or against the request. The public hearing was closed at 6:05 p.m.

Mr. Schubert stated sidewalks were required at 4373 Wilder when their site plan was approved. The property in question needed to be evaluated for sidewalks. The property is in an area that requires sidewalks. A discussion took place.

Mr. Gibas stated he was trying to protect his property and may now have extra costs to install a sidewalk.

Mr. Engelhardt stated if the property were used for anything but residential, it would need to go before the Planning Commission. Mr. Gibas stated he paid money to apply for this permit so he could protect his home.

After more discussion, Mr. Taylor moved to approve the request for approval of a Special Exception Use Permit request from Matthew Gibas specifically for a Single-Family detached dwelling and accessory building and uses customarily incidental to same. (Section 12.03U-10.03J). The installation of sidewalks was discussed but are not required at this time. There are no sidewalks to connect to. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. All members were in favor. The motion passed.

The Commission discussed the subtitles for Article 5.00. It was agreed to use Non-single family residential district.

It was agreed that in Section 21.01, two (2) menu boards per lane should be allowed.

The items to discuss regarding Small Waterfront Lots area: No RV's, building height, setbacks, fencing, outside storage, number of buildings, and decks.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator