

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF SEPTEMBER 18, 2024 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 18<sup>th</sup> day of September 2024 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

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

MEMBER(S) ABSENT: Engelhardt

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 August 28, 2024 regular meeting.** *Mr. Taylor moved to approve the minutes. Mr. Nemode seconded the motion. All members were in favor. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

**The next item on the agenda was a request for site plan approval from Brent Boyce for 3387 E. North Union (0901001840017001).** Ben Rybicki of MLR Engineering and Matt Schaumann of Cobblestone Commercial represented the request.

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

Bay County Road Commission granted approval to reconfigure two existing commercial accesses.

Bay County Drain Commission wrote no detention or storm water review will be required for the Saginaw Bay Dermatology site.

The Fire Marshal's office is requiring a Knox Box installation for fire department access per IFC 2012 506.1

Mr. Rybicki explained the parcel was one acre. The building will remain. The house was removed. The building is within the required setbacks. It will be used as a medical office. One of the drives was removed. There will be a 5' sidewalk between the two Saginaw Bay Dermatology buildings. There are three light poles that will be shielded. A photometric study was done. Mr. Rybicki added there are no wetland or flood plain areas. Twelve parking spaces are required but 25 are shown on the plan. There are an additional five parking spaces by the main building.

Mr. Schaumann stated Saginaw Bay Dermatology has outgrown their current space. The building in question will be used for special procedures.

Mr. Norton asked if the two parcels had been joined. Mr. Rybicki believed they were. Mr. Schaumann stated there would be work done to the exterior of the building and the interior would be totally gutted.

Mr. Schubert inquired about sidewalks. A discussion took place. Sidewalks were not warranted at this time. The driveway that served the house was discussed. Mr. Schaumann believed the area would be planted with grass.

*Mr. Schubert moved to approve the site plan from Brent Boyce for 3387 E. North Union (0901001840017001). Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. All members were in favor. The motion passed.*

**The next item on the agenda was a request for site plan approval from Chris Jamil/CJ Property for 210 S. Euclid (09010P1500601100).**

No one was present to represent the request.

Mr. Mark believed the building was to be used for packaging with the hope of adding processing later. The State regulates the uses. He added all the driveway changes that MDOT wanted were done.

Mr. Norton asked about large deliveries. Mr. Mark stated no large deliveries would be made to the site.

Sidewalks were shown on the plan. Mr. Schubert had a concern about lighting. Mr. Mark stated no changes were to be made.

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

Bay County Drain Commission does not require a review.

The Fire Marshals office is requiring a Knox Box installation for fire department access per IFC 2012 506.1

*Mr. Taylor move to approve the request for site plan approval from Chris Jamil/CJ Property for 210 S. Euclid (09010P1500601100). Sidewalks were discussed and shall be installed on the site as shown on the site plan. Ms. Covalski seconded the motion. Six (6) ayes, no (0) nays. All members were in favor. The motion passed.*

The Planning Commission discussed revoking site plan approval from Bay Harbor Point II for vacant property on Bay Harbor Point Drive (09-010-011-300-010-02). The approved plans were not authorized by Wade Trim. A copy of a cease and desist letter was presented to the Commission from Wade Trim to the owner and contractor of the project stating.

Mr. Schubert moved to revoke site plan approval from Bay Harbor Point II for vacant property on Bay Harbor Point Drive (09-010-011-300-010-02) due to the use of unauthorized plans. Mr. Taylor seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. All members were in favor. The motion passed.

The last item on the agenda was discussion on Zoning Ordinance section Small Waterfront Lots. After discussion, the following items were agreed to:

- One building per lot
- Maximum height (TBA)
- Maximum size of building 10'x12' (120 square feet)
- Side yard setbacks 6' and 0'
- Waterfront setback of 20'
- Front yard setback of 20'
- 4' maximum height for fences. Fences shall meet setback requirements. See-through fences only, nothing opaque
- Dock box is not considered a building
- No off-season outside storage
- Private/personal use only
- Decks shall not be higher than 16" and shall not have railings

*Having no other business before the Commission, Mr. Taylor moved to adjourn. Ms. Covaleski seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:22 p.m.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Potts".

Barbara A. Potts  
Planning Commission Coordinator