

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

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 18<sup>th</sup> day of December 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 November 18, 2024 regular meeting.** Mr. Norton stated the date in the first paragraph needed to be changed to November 18, 2024. *Mr. Taylor moved to approve the minutes with the correction. Mr. Nemode 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 site plan approval by Shaba Holdings for property at 3787 Wilder Road.**

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

Bay County Road Commission had no objection regarding the request. This development is located well off the Wilder Road and Old Kawkawlin Road rights-of-way and the change of use is not anticipated to generate significant additional traffic.

Bay County Drain Commission wrote no storm water review will be required for the proposed on the December Planning agenda

The Fire Marshal's office requires a Knox box per IFC 2012 506.1.

Mike Shaba stated his site plan was previous approved for cannabis business. He is now requesting to allowed to put in any business that meets the requirements for the zoning and the size of the area, such as automotive, retail, etc.

There was no one in the audience for or against the request.

*Mr. Taylor moved to approve the request for site plan approval by Shaba Holdings for property at 3787 Wilder Road for uses fitting the site and property size. Ms. Covaleski 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 public hearing for the rezoning of small waterfront lots in Sunset Shores Subdivision Two.**

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

Nelson Neiderer, owner of two lots, asked if the taxes would go up due to the rezoning. They would not. He asked if campers would be allowed and if existing structures would have to be removed.

Building Official Tim Mark stated the existing building would be grandfathered in. The new zoning was to have conformity on those specific lots due to their uniqueness.

Bob McGee asked if they would be allowed to stay on their property with a camper or a truck. The Township will not stop anyone from utilizing their property.

Currently, most property owners in that area have 1/3 undivided interest in their lots. The proposed zoning is to begin to assist property owners in being able to use their 1/3 of the property with setback and height requirements.

The public hearing closed at 6:46 p.m.

The Commission agreed to change Article 10.00 Section 10.03 A.1.b. to state "Front yard setback shall not be less than 20' from the property line.

*Mr. Norton moved to recommend to the Township Board the approval of rezoning lots 1-21, in Block 8 of the Sunset Shores Subdivision Two from R-2, Single Family Residential District to SWL. Small Waterfront Lot District. Mr. Nemode 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 public hearing for a new zoning ordinance. The public hearing opened at 6:54 p.m.

No one was in the audience regarding the ordinance. The public hearing was closed at 6:55 p.m.

*The Zoning Map was corrected. Mr. Schubert moved to recommend to the Township Board approval of the Zoning Ordinance with the updated Zoning Map. Ms. Covalski seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.*

The 2025 meeting dates were presented. The October meeting date should be October 22, 2025. The dates were accepted with the change.

In regard to the Master Plan, a draft of the changes regarding the removal of Mixed Uses was presented.

*Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Taylor seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:10 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator