

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF FEBRUARY 26, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26<sup>th</sup> day of February 2025 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Engelhardt, Norton, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Covaleski, Nemode

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 the election of officers.** *Mr. Shubert moved to nominate Mark Norton as Chair. Mr. Taylor seconded the nomination. All members supported the nomination. Five (5) ayes, no (0) nays, two (2) absent. The motion passed. Mr. Platko moved to nominate Bill Schubert as Vice Chair. Mr. Taylor seconded the nomination. All members supported the nomination. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

**The next item was approval of the minutes of December 18, 2024, regular meeting.** Mr. Norton stated there was a change to the second sentence of the sixth paragraph from the bottom of page one. The sentence should read “He is now requesting to be allowed ....”. *Mr. Shubert moved to approve the minutes with the correction. Mr. Norton seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

**The next item on the agenda was a request for Site Plan approval by Brian Swedorski of Pumford Construction for property at 909 N. Euclid for detail shop and parking lot (Labadie Toyota) (0901001840008000 & 0901001840007500).**

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

MDOT wrote that a permit must be submitted to MDOT for the additional storm water that will be entering MDOT right of way. They will need to show existing and proposed calculations.

No comments were received from the Bay County Drain Commission.

The Fire Marshal’s office is requiring a Knox box per IFC 2012 506.1 if there isn’t one installed.

Mr. Swedorski explained they are proposing an addition to the body shop which is behind the sales building. The parking lot will be expanded to the west to accommodate the growing business and additional employees.

After discussing MDOT’s comments, Mr. Swedorski stated they would contact them about the drainage system.

Mr. Norton stated he would like to see a complete site plan showing the entire site, not just addition. Mr. Swedorski stated he would submit one with his permit request.

*Mr. Schubert moved to approve the request for Site Plan approval by Brian Swedorski of Pumford Construction for property at 909 N. Euclid for detail shop and parking lot (Labadie Toyota)*

*(0901001840008000 & 0901001840007500) with the stipulation that an overall site plan be submitted to the Building Official when applying for permits. Mr. Norton 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 Site Plan approval by Terry Laskowski for property at 4373 E. Wilder Road for a meat store (0901000940030500).**

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

The Bay County Road Commission wrote they have no objection regarding the request at this time. The BCRC understands the building will be remodeled and will serve as a meat shop/store. The BCRC will require the developer to submit a site plan showing the commercial driveway access to the property, for us to review and the Board approve. The BCRC will review the commercial access as it relates to traffic due to a possible change of use, the relationship this access has to others in the immediate vicinity and whether or not it meets the current BCRC standards/requirements for a commercial entrance/exit.”

No comments were received from the Bay County Drain Commission.

The Fire Marshal’s office is requiring a Knox box per IFC 2012 506.1 if there isn’t one installed.

Mr. Laskowski explained that no changes would be made to the site. The building was previously used as a dispensary.

A discussion took place on the comments from the Road Commission. Mr. Laskowski stated he was not changing the entry to the site. Mr. Norton commented that other site plans had been approved for this site and the applicants were never made to make changes to the ingress/egress. He added the Road Commission did receive a copy of the site plan.

Mr. Schubert stated sidewalks were required at the site. Mr. Laskowski stated he would install them in the spring.

Mr. Laskowski added he would only be replacing each face of the sign, and he would expand the parking lot if needed.

*Mr. Taylor moved to approve the request for Site Plan/Change of Use approval by Terry Laskowski for property at 4373 E. Wilder Road for a meat store (0901000940030500). Sidewalks were discussed and required for the site. Mr. Norton seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

A discussion took place regarding the Bay City Towne Center becoming commercial condominiums.

*Having no other business before the Commission, Mr. Schubert moved to adjourn. Mr. Taylor seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed and the meeting was adjourned at 7:01 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator