

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

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26<sup>th</sup> day of March 2025 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 the minutes of February 26, 2025, regular meeting.** *Mr. Taylor moved to approve the minutes as presented. 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 approval of a Special Exception Use Permit from Leslie Accardo of Pea Group for property at 4001 N. Euclid for a restaurant with drive through service (0901001710005000).**

Leslie Accardo of PEA Group represented the proposal.

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

Bay County Drain Commission stated they need to submit for a storm water review.

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

The Bay County Road Commission had the following comments regarding the request. Overall, the site plan is conceptually acceptable as presented. This site plan must be submitted, reviewed, and approved by the BCRC before any work can be completed within the Wilder Road right-of-way. Historic traffic volumes at Chick-Fil-A developments are very high, as this is a very popular destination. Comments pertaining to the Wilder Road right-of-way are as follows

The existing commercial entrance is obsolete and substandard per current BCRC commercial entrance requirements. We fully support the use of this location as the new entrance to the proposed restaurant. The BCRC will require it to be reconstructed to meet current BCRC standards.

*Original Comments: "Due to the anticipated high volume of traffic entering and potentially queuing onto Wilder Road, we will require a right-turn lane/deceleration lane across the front of the proposed development. Wilder Road has traffic volumes of 20,000 vehicles per day, with 11%+ commercial (trucks). This lane will provide additional protection for vehicles entering the property and a refuge off the main travel lanes when queuing during periods of high demand."*

REVISED Comments: In discussions with the developer's engineer (the PEA Group) regarding the amount of stacking designed for this new location we understand the following: 1. The site plan provides three (3) times the amount of stacking required by the township, 45 cars vs. 15 cars, respectively. 2. The design provides 30% more stacking at this location than other Chick-Fil-A locations with historically high peak traffic volumes. 3. The area from the proposed southern entrance to Chick-Fil-A to Wilder Road

provides another 10 to 15 slots for stacking, bringing the total to a minimum of 55, maximum of 60, 3.7 to 4.0 times the amount needed. 4. Should things get really busy during opening or a promotional event, the balance of the old K-mart parking lot is available for Chick-Fil-A employees to direct and stack more vehicles, keeping them off Wilder Road.

Due to the amount of stacking incorporated into the design, an amount substantially higher than any other fast-food restaurant in the area, the BCRC will not require a right-turn lane on Wilder Road for the Chick-Fil-A development. As previously stated, the entrance will need to be upgraded to our current standards, enough to accommodate in-out-and a left-turn lane.

Ms. Accardo did a presentation. Chick-fil-A is a family-owned company and is owner operated. They will have 80-120 full and part-time employees. The site will be revitalized. On the concept plan, Kmart will be torn down before Chick-fil-A goes in.

Ms. Accardo explained flex lanes. They have ample stacking. There will be a patio on the Wilder Road side and will be screened from the road.

Mr. Engelhardt asked when Kmart was going to be taken down. Ms. Accardo stated around the time construction will start. The sanitary and water lines will be extended. She added the developer is responsible for some things and the property owner is responsible for others. They hope construction will start this fall and be completed by April 2026.

Mr. Platko stated the drawing showed the sidewalks being replaced only in the sections that are affected. He thought they could possibly do all of it.

Mr. Norton had landscaping questions. Ms. Accardo stated there will be grass between the sidewalk and the drive-thru lanes. Parking will meet code. Mr. Norton recommended the water and sewer mains should be at least 8" and in easements.

Mr. Norton opened the public hearing at 6:38 p.m. Mike and Seth Rowley from Rowley's were in attendance. Mike Rowley stated they were pleased with the development and supportive of the project. They suggested a decel lane along Wilder. A lot of trucks travel down Wilder Road and there is a concern about speed and turning onto the site. He added a decel lane can also go along Euclid. Mr. Rowley suggested moving the power pole for the decel lane on Wilder now before any development takes place.

The public hearing closed at 6:43 p.m.

The Commission discussed a decel lane. There is a lot of stacking accounted for. Since the Bay County Road Commission is not requiring the decel lane, it would be hard to force it.

*Mr. Taylor moved to approve the request for Site Plan/Special Exception Use Permit from Leslie Accardo of Pea Group for property at 4001 N. Euclid for a restaurant with drive through service. Ms. Covaleski seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.*

**The next item was a public hearing and recommendation to the Township Board regarding amendment to Zoning Ordinance #409, Article 23.00 Off-Street Parking and Loading Requirements.**

The public hearing opened at 6:55 p.m. There was no one present for or against the request. The hearing closed at 6:56 p.m.

*Mr. Schubert moved to recommend approval to the Township Board regarding the amendment to Zoning Ordinance #409, Article 23.00 Off-Street Parking and Loading Requirements. Mr. Norton seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.*

*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) nay. The motion passed and the meeting was adjourned at 7:00 p.m.*

Respectfully submitted,

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

Barbara A. Potts  
Planning Commission Coordinator