

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF APRIL 23, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of April 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 March 26, 2025, regular meeting. Ms. Covaleski stated on page two, 7th paragraph, 3rd sentence, the word “land” should be changed to “lane”. *She then moved to approve the minutes with the change. 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 Site Plan/Commercial Condominium approval by Bay City Mall Partners, LLC for property at 4101 Wilder Road for Condominium Development (09010B0700000500).

Karl Zarbo, Director of Construction for Lormax Stern, represented the request. He stated they are requesting approval to create a commercial condominium. No structural changes will be made. The Master Deed has been recorded already. They missed the step of Township approval. Mr. Zarbo stated all the required documents were submitted.

Mr. Platko asked why condominium. Mr. Zarbo explained it was a real estate strategy. It gives them flexibility in the short, medium, and long term. He described the creative financing involved. Mr. Zarbo stated the property and building were owned by the organization. The stores were leased. The organization was responsible for the landscaping, snow removal, etc.

The Target and JC Penney buildings had different owners.

After discussion, Mr. Zarbo stated they have not seen any downside to doing a condominium like this. They have done it in several areas.

Mr. Norton commented approval would be for both site plan and condominium establishment.

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

Bay County Drain Commission had no comment.

The Fire Marshal’s office had no comment.

The Bay County Road Commission had no objection to the request. This development was originally a large shopping mall, with parking and entrances to accommodate traffic associated with a large shopping mall. Unless the change of use increases traffic volumes beyond that associated with the original mall, the entrances and connecting roadways are expected to handle the traffic generated.

Mr. Schubert moved to approve the request for Site Plan/Commercial Condominium approval by Bay City Mall Partners, LLC for property at 4101 Wilder Road for Condominium Development (09010B0700000500). Mr. Norton seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.

The next item was a public hearing on the proposed amendment to the Master Plan.

The public hearing opened at 6:30 p.m. There was no one present for or against the request. The hearing closed at 6:31 p.m.

Mr. Schubert moved to adopt the Township Master Plan amendments by the presented resolution. Mr. Taylor 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. Taylor moved to adjourn. Mr. Nemode seconded the motion. All members were in favor. Seven (7) ayes, no (0) nay. The motion passed and the meeting was adjourned at 6:35 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator