

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF MAY 28, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28<sup>th</sup> day of May 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 April 23, 2025, regular meeting.** *Mr. Taylor moved to approve the minutes as presented. 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 request for Site Plan approval from Hugo Contracting LLC for Dahl Music, Inc for property at 3300 Wheeler Road (0901000720001000).**

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

Bay County Drain Commission is reviewing the plan.

The Fire Marshal's office had no comment.

The Bay County Road Commission had no objection to the request. This proposed development is an addition to an existing building, well off the road and road right-of-way. The BCRC worked with the design engineer with regard to drainage and current driveway access.

Rob Stiverson of D & M Site represented the site plan. He stated there would be an addition to the existing building with additional concrete.

Mr. Engelhardt questioned the future buildings shown on the plan. Mr. Stiverson explained that those would have more complicated drainage and would come back for site plan approval. He added encroachment onto the railroad property was existing.

It was discussed what the property was being used for.

Ms. Covaleski commented that the fencing was to be removed. Mr. Norton stated the elevations were different between the existing building and the addition. Mr. Stiverson explained there will be two steps between the new and old building due to the elevation. They wanted to avoid a water issue.

Mr. Norton stated there was a typo regarding the Finished Floor Elevation. Mr. Stiverson agreed and would correct. A discussion took place regarding drainage and the ditch.

Building Inspector Mark stated the addition would require sprinklers.

*Mr. Norton moved to approve the request for site plan approval from Hugo Contracting LLC for Dahl Music, Inc for property at 3300 Wheeler Road (0901000720001000). Mr. Schubert seconded the motion. All members were in favor. Seven (7) ayes, no (0) nay.*

Marco Salizar represented Radiant Church of 2820 N. Euclid. He requested a 12-month extension of their site plan approval. They were dealing with MDOT and would need to raise more money to meet the required entrance width. Their site plan expires in September of 2025.

*Mr. Taylor moved to approve a 12-month site plan approval extension which will now expire in September 2026. Ms. Covaleski seconded the motion. All members were in favor. Seven (7) ayes, no (0) nay*

A discussion took place regarding the Dow Lighthouse and the access to it.

*Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Norton seconded the motion. All members were in favor. Seven (7) ayes, no (0) nay. The motion passed and the meeting was adjourned at 6:47 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator