

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JUNE 25, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th day of June 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 May 28, 2025, regular meeting. *Ms. Covaleski 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 site plan approval request from Members First Credit Union for property at 3697 Widler Road (0901000830000500)

Ben Rybicki of MLR Engineering represented the site plan. He stated the parcel is 2.47 acres and is currently used as a cannabis dispensary. For the redevelopment, everything will be demolished. The zoning is C-2, and a credit union is allowed. Mr. Rybicki added the proposal meets all the setbacks and parking requirements. The building will be 4,000 square feet. The drive-thru will be on the west side of the building. There will be two accesses along Wilder. The Bay County Road Commission and Drain Commission have approved the development.

Mr. Rybicki added there is a detention pond to the north. A photometric plan was submitted. Signage was noted. There will be 34 parking spaces, 20 for members and 14 for employees. There will be room for four stacking per lane in the drive-thru.

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

The Fire Marshal's office had no comment.

The Bay County Road Commission had no objection to the request. This proposed development was reviewed and approved by the BCRC, per the letter included with the application.

Ms. Covaleski asked what the timeline of the project was. They hope to start building in the spring.

Mr. Schubert moved to approve the request for site plan approval request from Members First Credit Union for property at 3697 Widler Road (0901000830000500). 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 request from Janelle Pistro, Dow Chemical Company, for recreation/open space (0901000330001000 and 0901000330002000)

Ms. Pistro explained Dow had various projects to complete to get credit for remedial action from a 2020 consent decree. The work is based on the damage incurred. They are getting the farmland on Patterson back to its natural habitat. Seed work has been done. There will be walking trails on the property. The lighthouse

rehabilitation is another project on which they are working. She added the name of the nature preserve will be Mariner Preserve. At the entrance, there will be a sign with history and wayfaring information.

Ms. Pistro stated there is a gate at the entry that can be used for emergency access. A secondary gate is accessible if the Fire Department wants to put a lock box on it. There will be no buildings on site, only a sign and kiosk. Dow has partnered with the Saginaw Basin Land Conservancy for assistance in managing the preserve. The preserve hours will be from 8:00 a.m. to dusk but will not be locked.

Mr. Schubert stated the scale of the drawing was off. The parking spaces had to be 10'x20'. Ms. Pistro commented the parking lot drains to the east. An EGLE permit was received so some fill could be added. There will be gravel from the paved parking area to the path. The property has wetlands.

Mr. Schubert asked how the trail would be maintained. Ms. Pistro stated the path will be mowed at least 3 times a month during the growing season. The deck on the mower is 6'.

A discussion took place on the drainage pump system that is in place so the residential properties to the north do not get flooded.

Ms. Pistro added along the path there would be educational and directional signs. The ribbon cutting for the site is planned for July 15th.

Mr. Schubert had questions about the culverts along Patterson. Ms. Pistro stated the culverts will be replaced and stay at 24".

The path will be handicap accessible. The gate opening will be 40" but the fence opening will be 8'-10'.

Mr. Schubert moved to approve the request site plan approval request from Janelle Pistro, Dow Chemical Company, for recreation/open space (0901000330001000 and 0901000330002000) with stipulations of: the location of the kiosk shown, sign locations, parking must comply with the Township's Zoning Ordinance, detailed drawings of the gate shall be submitted along with details on the culverts, Mr. Taylor seconded the motion. All members were in favor. Seven (7) ayes, no (0) nays. The motion passed.

Building Official Tim Mark presented a site plan for the Township's Independence Boat Launch regarding a kayak launch and pavilion. He explained the location of the additions. The Commission asked that it be put on the July agenda, so they had time to review it.

Having no other business before the Commission, Mr. Nemode 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 7:10 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator