

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

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of July 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, Schubert, Taylor

MEMBER(S) ABSENT: Norton, Platko

ALSO PRESENT: Building Official Tim Mark

Mr. Schubert 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 June 25, 2025, regular meeting. *Mr. Taylor moved to approve the minutes as presented. Ms. Covaleski seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for approval of a Special Exception Use Permit request from Darcyann Hodder specifically for a Home Occupation. (Section 6.03Q) at 4270 Wheeler Road. (0901000920003504).

Ms. Hodder stated she was a massage therapist and would use half her house as a studio. The lease on a studio she currently rents is up. She wants to move her business into her home. Ms. Hodder explained parking would be behind the house. There will be an outside entrance directly to the studio. There will not be any signage or advertising.

Mr. Schubert opened the public hearing at 6:03 p.m. There was no one in the audience for or against the request. He then closed the hearing at 6:04 p.m.

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

Bay County Drain Commission stated no review was needed.

The Fire Marshal had no objections.

The Bay County Road Commission had no objection to the request. The proposed conversion will not increase traffic flow to the property to the point where a commercial drive approach is required. Further, patient parking (one at a time) will be behind the current residence and well away from the road right-of-way.

Mr. Engelhardt asked what type of volume of clients would be expected and if she would be the only therapist. Ms. Hodder explained she would be the only practitioner.

Mr. Taylor inquired about the hours of business. Ms. Hodder stated she had 60-, 90- and 120-minute sessions. Her hours would be Tuesday-Friday from 2:00 p.m. until 9:00 p.m.

Mr. Taylor moved to approve the request for a Special Exception Use Permit request from Darcyann Hodder specifically for a Home Occupation. (Section 6.03Q) at 4270 Wheeler Road. Mr. Nemode seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.

The next item on the agenda was a request for site plan approval from Casey Stoike, Electrical Trades Building, for solar array (09010W1500800400).

Ryan Walsworth represented the request. He stated they want to install a 26-module system. The solar panels will be at the end of the driveway. The power will be run to the two buildings on the east side of the property. Mr. Walsworth explained how the system worked. They had to interconnect to Bay City Light and Power.

Bay County Drain Commission stated no review was needed.

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

The Fire Marshal had no objections.

MDOT had no comment.

The Bay County Road Commission had no comment on the request. This proposed solar panel installation is between two MDOT routes and not under the jurisdiction of the BCRC.

Mr. Taylor asked the height of the panels. Mr. Walsworth stated they would be 9’.

Ms. Covaleski moved to approve the request for site plan approval from Casey Stoike, Electrical Trades Building, for solar array (09010W1500800400). Mr. Taylor seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.

The last item on the agenda was a site plan approval request from Charter Township of Bangor for Independence Boat Launch, 1600 Martin St) pavilion and kayak launch. (0901001520000500).

Building Official Tim Mark presented a site plan for the Township’s Independence Boat Launch regarding a kayak launch and pavilion.

The Bay County Road Commission had no comment on the request. The pavilion and kayak launch are along the Saginaw River and within the Bangor Township Boat Launch facility, which is not under the jurisdiction of the BCRC.

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

Bay County Drain Commission stated no review was needed.

The Fire Marshal had no objections.

Mr. Taylor commented that the Township Board waived the fees for the site plan review.

Mr. Mark showed the site plan and indicated there would be an additional 10’ of dock from the kayak launch. He went on to go over the improvements being made to the launch. The enclosed area of the pavilion will be for storage of the mower, sweeper, and other maintenance equipment. There will be benches and picnic tables on the site.

Mr. Engelhardt was concerned with the elevation. Mr. Mark stated the top of the concrete would be at 584.1.

Ms. Covaleski moved to approve the request for site plan approval from Charter Township of Bangor for Independence Boat Launch, 1600 Martin St) pavilion and kayak launch. (0901001520000500). Mr. Nemode seconded the motion. All members were in favor. Five (5) ayes, no (0) nays. The motion passed.

Mr. Mark stated he was contacted by the Bay City Mall Towne Center about the parking lot. A renter may be going in that will need several garage doors on the east side of the building which may take up parking spaces. The Planning Commission didn't see the lack of parking spaces as a problem currently due to vacancies in the Towne Center. When the parking lot gets redone, they can figure it out then.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Nemode seconded the motion. All members were in favor. Five (5) ayes, no (0) nay. The motion passed and the meeting was adjourned at 6:40 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator