

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF AUGUST 27, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 27th day of August 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, Norton, Platko, Schubert, Taylor

MEMBER(S) ABSENT: Nemode

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 July 23, 2025, regular meeting. *Ms. Covaleski moved to approve the minutes as presented. Mr. Schubert seconded the motion. All members were in favor. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

The next item on the agenda was a request for site plan approval from MacMillan Associates for property at 4141 Wilder Road (Consumers Energy) (0901000930004000).

Jay Fox from MacMillan Associates represented the request. He explained Consumers would be putting a generator, transformer, and primary switch on concrete pads in the fenced area.

Mr. Schubert stated sidewalks needed to be added to the site plan. Mr. Norton added the year of code needed to be corrected on the plan.

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

Bay County Drain Commission stated nothing in the August packet needs a review from the Drain Office.

The Fire Marshal had no objections.

The Bay County Road Commission had no comment on the request. The construction work required to install the proposed transformers and electrical upgrades are well away from Wilder Road right-of-way and will not affect BCRC maintenance activities.

Mr. Schubert moved to approve the request for site plan approval from MacMillan Associates for property at 4141 Wilder Road (Consumers Energy) as presented (0901000930004000). Mr. Taylor seconded the motion. All members were in favor. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.

Building Official Tim Mark stated the Thumb Land Conservatory would like to develop a park with walking trails on their land between Bangor Road and the Rail Trail. It could be accessed from the end of River Trail. He inquired if a full site plan would be required since there was no development except trails.

After discussion, it was determined a plan showing the entire parcel would be required.

Building Official Mark stated he was asked about allowing animals at Dutch Village. Not a petting zoo but a couple of animals. The Commission agreed the property did not fit the criteria for allowing animals.

Having no other business before the Commission, Mr. Schubert moved to adjourn. Ms. Covalesski seconded the motion. All members were in favor. Six (6) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 6:40 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator