

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF SEPTEMBER 24, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 24th day of September 2025 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Nemode, Norton, Platko, Taylor

MEMBER(S) ABSENT: Engelhardt, Schubert

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 August 27, 2025, regular meeting. *Ms. Covaleski moved to approve the minutes as presented. Mr. Norton stated he called the meeting to order and the minutes needed to reflect that. Ms. Covaleski accepted the amendment. Mr. Nemode seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

The next item on the agenda was a request for approval of a Special Exception Use Permit request from Austin Holcomb for Bay Med. West Campus specifically for a hospital (medical office building with freestanding emergency department). (Section 6.03 S & 7.03B) at 3250 E. Professional Drive (0901001930023500) and 4817 E. Professional Drive (0901001940003800).

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

Bay County Drain Commission stated they would like to see plans for the medical office building.

The Fire Marshal wrote he does not have any objections to the request of a Special Exception Use Permit.

The Bay County Road Commission had no comment or objection related to the request. The new building will use existing commercial access driveways off Midland Road, with drainage runoff transported south, away from the Midland Road storm sewer system. The new facility will not affect BCRC maintenance activities.

Austin Holcomb represented the request. The two-story, 45,000 square foot, facility will be easily accessible. There are existing utilities. The facility will be accessed off Midland Road. They hope to start construction in the fall.

Mr. Norton opened the public hearing at 6:05 p.m.

Pat Costillo of 3290 Midland Road stated currently he has people trespassing from the existing facilities. He does not want people from the proposed ER on his property. Mr. Costillo stated the existing lights shine in his home. He added the sirens from the ambulances are an issue. He stated he had found medical waste, soiled bed pans, used gloves, etc. in his yard.

Mr. Holcomb commented they would strive to do better. Mr. Costillo stated he has trees on his property line, and no fence. Mr. Holcomb stated there would be more trees added to screen the facility.

Sally Loboda of 4729 Morningside Drive asked if the entrance were going to be widened. She said the entrances are dangerous due to the apartments across the street turning onto Midland Road. Ms. Loboda also had concern about light trespass.

Mr. Holcomb stated they will look at the parking lot lights to see if they need to be shielded. He added they will look at changing the entrances. Boundaries can be set regarding the ambulance sirens and lights. However, the Med Star building is being removed with the development.

Richard Rahall of 3210 Midland Road stated most of the homes on Midland Road near Bay Med West have been bought out. He heard they are all being torn down for better visibility of the facility.

Tim Heil of 3270 Midland Road requested more greenery as screening. He agreed entrances are dangerous. He was fine with the request.

Art Buss of 3164 Midland Road had concerns with the ambulance sirens.

Kathy Hollies of 3300 Midland Road explained she has a chain link fence with a gate along the property line abutting the property. She asked about plantings. Mr. Holcomb stated there would be all new plantings. Ms. Hollies asked if she would still be able to get access from the Bay Med property through the gate. Mr. Holcomb stated he would investigate it.

Mr. Holcomb explained the facility would have an emergency room, lab, and offices. Stays at the facility would be 23 hours or less.

Mr. Platko suggested a berm with trees on it to help with the screening.

The public hearing was closed at 6:35 p.m.

Mr. Taylor moved to approve the request for approval of a Special Exception Use Permit request from Austin Holcomb for Bay Med. West Campus specifically for a hospital (medical office building with freestanding emergency department). (Section 6.03 S & 7.03B) at 3250 E. Professional Drive (0901001930023500) and 4817 E. Professional Drive (0901001940003800). Mr. Nemode seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.

The last item on the agenda was a discussion with the Building Official. Mr. Mark stated when the Zoning Ordinance was adopted, allowing a 6' privacy fence 25' back from the road right-a-way was omitted. He would like it added in as originally proposed. The Commission agreed. Mr. Mark stated he would present the change at the October meeting.

Mr. Norton called for any other business.

Having no other business before the Commission, Ms. Covaleski moved to adjourn. Mr. Taylor seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed. The motion passed and the meeting was adjourned at 6:50 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator