

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF OCTOBER 22, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22nd day of October 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

MEMBER(S) ABSENT: Taylor

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 September 24, 2025, regular meeting. Mr. Norton stated on the first page, second paragraph from the bottom, it should be soiled bedpans not coiled. *Ms. Covaleski moved to approve the minutes with the amendment. Mr. Nemode 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 request from 3741 Wilder Road LLC c/o Todd Penning for an automatic vehicle wash at 3741 Wilder Road (0901000830030505).

Todd Penning, one of the owners, stated they recently opened a Tommy's Carwash in Midland. They are community based. The engineers who did the previous plan are being used again. They plan to move faster than the previous owners.

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

Bay County Drain Commission stated they had no issues with the October agenda. They reviewed Tommy's back in 2021.

The Fire Marshal wrote he does not have any objections to the request.

The Bay County Road Commission wrote they have worked with the developer for items located within the BCRC's jurisdiction and/or the Wilder Road right-of-way. The site will utilize two existing commercial accesses, which currently service this property and a property to the east. Since this is a property change of use, the plans will need to be submitted to and approved by the BCRC, with regard to drainage and commercial drive access to Wilder Road.

Mr. Penning stated a change from the previous plan is the removal of all the buildings on site. He didn't know what that area would be used for yet. It was suggested that grass be planted.

Ms. Covaleski asked what the target date was. Mr. Penning stated it would take 6-8 months to have it up and open.

A discussion took place on the eastern access. Mr. Schubert stated someone may find it confusing due to the driveway serving different businesses. Cars coming and going there may be an issue. Mr. Penning stated the area will be well marked. There is a lot of stacking.

Mr. Penning commented that over 90% of the water used is reused. He added the Water Department did not have an issue back in 2021. Mr. Schubert stated the plan showed them connecting to the main. He suggested they connect to a lead.

Mr. Norton commented the structure where the three lines meet may not be big enough. The size of one of the lines should be 12" not 6". The Barracuda may not be shown in the correct spot.

Mr. Norton added sidewalks exist and shouldn't be impacted by the project.

Mr. Schubert moved to approve the request for site plan approval request from 3741 Wilder Road LLC c/o Todd Penning for an automatic vehicle wash at 3741 Wilder Road (0901000830030505) as presented. Ms. Covaleski 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 public hearing and recommendation to Township Board regarding amendment to Zoning Ordinance #409, Article 5.00, Section 5.18 A. General Fence and Wall Standards. The public hearing opened at 6:27 p.m. No one was present. The hearing was closed at 6:28 p.m.

Mr. Schubert moved to recommend approval to the Township Board regarding amendment to Zoning Ordinance #409, Article 5.00, Section 5.18 A. General Fence and Wall Standards. Mr. Norton 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 review of Article 5.00, Section 5.16 B Domesticated Animals.

Mr. Schubert stated if everyone in his subdivision has 10 chickens as suggested, there would be 470 chickens. Discussion followed on chicken droppings, how neighbors would be impacted, and who would police the issue.

Building Official Mark added the township attorney was willing to write a detailed ordinance allowing chickens if asked. The information presented was not complete enough to consider.

The Commission agreed no action needed to be taken on the issue of allowing chickens.

Ms. Covaleski updated the Commission on the changes proposed to the Bier Garten. Building Official Mark updated the Commission on 12 State Park Drive.

Mr. Norton called for any other business.

Having no other business before the Commission, Mr. Platko moved to adjourn. Ms. Covaleski 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 6:47 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator