

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF JANUARY 26, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 28th day of January 2026 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Covaleski, Nemode, Schubert, Taylor

MEMBER(S) ABSENT: Engelhardt, 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 the election of officers. *Ms. Covaleski moved to nominate Mark Norton as Chair. Mr. Taylor seconded the nomination. All members supported the nomination. Four (4) ayes, no (0) nays, three (3) absent. The motion passed. Ms. Covaleski moved to nominate Bill Schubert as Vice Chair. Mr. Nemode seconded the nomination. All members supported the nomination. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

The next item was approval of the minutes of November 19, 2025, regular meeting. *Mr. Taylor moved to approve the minutes as written. Mr. Nemode seconded the motion. All members were in favor. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

The next item on the agenda was a request for Site Plan approval by Janelle Pistro of The Dow Chemical Company for property on Lighthouse Lane for recreational/open space and existing lighthouse property (0901001020000500).

Building Official Tim Mark stated the applicant was ill and wouldn't be in attendance. She could attend the February meeting or the Commission could decide at this meeting.

Mr. Taylor moved to table the item until the end of the meeting. Mr. Nemode seconded the motion. All members were in favor. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.

The next item on the agenda was a request for approval of a Special Exception Use Permit request from Lift Lock for property at 305 N. Euclid specifically for a restaurant with drive-in or drive-through service. (Section 12.03 AA) (09010L2000100800).

Mr. Schubert gave the applicant the option of proceeding due to only a quorum being present. The applicant wished to continue.

Erin Fitzgerald represented the request. She advised they are looking to purchase the property for a coffee shop. The drive-thru would be on the south side of the building. Parking and the lobby would be to the north. The two southern entrances to Euclid would be closed.

Ms. Covaleski reported the ZBA approved variances to have four stacking spaces between the order board and pickup window and to have 5 stacking spaces behind the order board. She added that Tim Hortons has the same depth of lot.

John Fitzgerald stated the dumpster would be moved to the north end of the property and the entrance off Ohio would be widened.

Mr. Schubert opened the public hearing at 6:05 p.m. No one spoke regarding the request. He then closed the hearing at 6:06 p.m.

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

No comments were received from the Bay County Drain Commission.

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

The Bay County Road Commission wrote they have the following comments on the petition. The developer will be required to submit proposed site plan drawings for BCRC review prior to any construction. Although the North Euclid commercial access is along an MDOT state trunkline and under their jurisdiction, Ohio Street is under the jurisdiction of the BCRC. Specifically, please submit any changes to the existing commercial access and/or drainage for the site, as this is a change of use.

No comments were received from MDOT.

Mr. Taylor stated there were sidewalks existing. Ms. Fitzgerald commented the parking area would be asphalt and the sidewalks would be concrete. Ms. Covaleski stated there would be an addition on the south side for the drive thru. Mr. Schubert verified there would be a new curb to close the entrances off Euclid.

Mr. Mark stated MDOT requires them to get a permit to properly close the driveways on M-13. They will also need to show their drainage plans. Those comments were received at the ZBA meeting

Mr. Taylor moved to approve the request for approval of a Special Exception Use Permit request from Lift Lock for property at 305 N. Euclid specifically for a restaurant with drive-in or drive-through service. (Section 12.03 AA) (09010L2000100800). Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.

The next item on the agenda was a request for Site Plan approval by Dan Seguin of Serenus Johnson for property 3515 N. Euclid for Light manufacturing – show room. (0901000810022000).

Mr. Schubert gave the applicant the option of proceeding due to only a quorum being present. The applicant wished to continue.

John Forgash represented the request. He stated Bay Plastics purchased the adjacent property last spring. It will be used as a showroom. The lot is 150'x214' and the building is approximately 7,200 square feet. He added they met with MDOT. The curb cut was reviewed and changes approved. The storm water plan was approved. The rear parking will be gravel to slow the drainage. The Drain Commission does not require a detention pond. Wall pack lighting will be on the back and side of the building.

Dan Seguin from Serenus Johnson stated this is an exciting project. The building will house offices, lobby, conference room, and showroom.

Mr. Taylor moved to approve the request for Site Plan approval by Dan Seguin of Serenus Johnson for property 3515 N. Euclid for Light manufacturing – show room. (0901000810022000). Ms. Covaleski seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.

Mr. Taylor moved to remove from the table the request for Site Plan approval by Janelle Pistro of The Dow Chemical Company for property on Lighthouse Land for recreational/open space and existing lighthouse property (0901001020000500). Ms. Covaleski seconded the motion. All members were in favor. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.

Since no one was in attendance, *Mr. Schubert moved to postpone until the February 25, 2026, meeting the request for Site Plan approval by Janelle Pistro of The Dow Chemical Company for property on Lighthouse Lane for recreational/open space and existing lighthouse property (0901001020000500). Mr. Nemode seconded the motion. All members were in favor. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.*

A discussion took place regarding contiguous lots on the waterfront and accessory buildings. The Commission agreed the lots should be combined when across the road on waterfront lots.

Building Official Mark also stated Section 5.00 of the Zoning Ordinance needed to be amended regarding fence front yard setbacks. It was missed when the ordinance was adopted.

Ms. Covaleski reported a client is interested in buying the JC Penney building and using it for climate controlled storage. It will be on agenda in February.

There was no public input.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Nemode seconded the motion. All members were in favor. Four (4) ayes, no (0) nays, three (3) absent. The motion passed and the meeting was adjourned at 6:30 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator