

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF NOVEMBER 19, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 19th day of November 2025 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Engelhardt, Nemode, Norton, Schubert, Taylor

MEMBER(S) ABSENT: Covaleski, Platko

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 October 22, 2025, regular meeting. *Mr. Schubert moved to approve the minutes. 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 site plan approval from Ray’s Family Center for seasonal items at 1001 Euclid (0901001840007000).

Eric Koffman represented the request. He stated Family Farm & Home would like to move into the Big Lots section of the building. They would like five outdoor areas: seasonal, sidewalk display, bulk pallet area, fenced stockage and parking lot display. The seasonal display would take up 20 parking spaces.

Building Official Tim Mark stated the fenced stock area in the rear required a land division and was approved. The property to the rear is owned by the same owner.

Mr. Schubert stated he had concerns with the parking spaces. The site plan did not show the dimension of the spaces. He was not worried about the number of spaces, only the size and location.

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

Bay County Drain Commission stated they had no issues.

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

The Bay County Road Commission wrote they have the following comment on the request. North Euclid Avenue (M-13) is under the jurisdiction of the MDOT. The developer will need to submit the plans to them to determine what they may require.

MDOT had no comments.

Mr. Engelhardt stated the handicap spaces should not be used for the seasonal display. Mr. Koffman stated they would not be used. Mr. Schubert stated he was not against the use but the site plan was not up to standard. The parking lot did not match what exists. Mr. Koffman stated they have the parking lot striped each year. He stated they would have the spaces marked to meet code. Mr. Norton added the aisleways had to be 24’ wide. The parking space size and aisle width are found in Section 23.01D.2.

A discussion took place on losing parking spaces if the size of the parking spaces are changed. Mr. Norton stated there is plenty of parking. Mr. Schubert added the light poles should be included on the site plan.

Mr. Schubert asked if the back fenced area would have lighting. Mr. Koffman stated it would not. The residential side of the property will be screened.

Mr. Taylor moved to approve the request for site plan approval from Ray's Family Center for seasonal and non-seasonal items at 1001 Euclid (0901001840007000). The parking lot shall be brought into conformance with Section 23.01D.2. when the parking lot is resealed. A new site plan shall be submitted within two years reflecting the entire parking lot. The information required on a site plan is found in Section 18.02. 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 site plan approval from PADNOS Retail for recycling at 3635 S. Huron Road (0901000720017500).

Brent Welch represented the request. Mr. Welch stated they would like a 24'x32' structure to be placed on the northwest corner of the property. The entire property is fenced. The only change to the site is the building and electricity being run to it.

Mr. Schubert asked what type of material would be recycled. Mr. Welch stated it would be scrap metal.

Three sides of the building will be enclosed. The east side would be open. The proposed building would match the existing building.

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

Bay County Drain Commission stated they had no issues.

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

The Bay County Road Commission wrote they have the following comment on the request. North Euclid Avenue (M-13) is under the jurisdiction of the MDOT. The developer will need to submit the plans to them to determine what they may require.

MDOT had no comments.

The parking spaces meet code and are correct on the site plan.

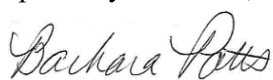
Mr. Schubert moved to approve the request for site plan approval from PADNOS Retail for recycling at 3635 S. Huron Road (0901000720017500). Mr. Norton seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.

Mr. Norton called for any other business.

A discussion took place on November and December meetings. It was decided for 2026 the November meeting would be cancelled and the December meeting would be the first Wednesday of December.

Having no other business before the Commission, Mr. Taylor moved to adjourn. Mr. Norton seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed and the meeting was adjourned at 6:45 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator