

**CHARTER TOWNSHIP OF BANGOR
PLANNING COMMISSION
MINUTES OF FEBRUARY 25, 2025, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25th day of February 2026 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, Schubert, Taylor

MEMBER(S) ABSENT: Nemode, 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. Mr. Norton opened the meeting for public input. There was none.

The first item was approval of the minutes of January 28, 2026, regular meeting. Mr. Norton stated Schubert was misspelled at the call to order. He added that any reference to Lighthouse Land should be changed to Lighthouse Lane. Also, in the motion to postpone the site plan for Dow, the “t” is missing where Mr. Nemode seconded the motion. *Ms. Covaleski moved to approve the minutes with the changes. Mr. Taylor 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 by Janelle Pistro of The Dow Chemical Company for property on Lighthouse Lane for recreational/open space and existing lighthouse property (0901001020000500).

Ms. Pistro explained Dow Chemical has a natural resource damage assessment and restoration plan due to a settlement. They have three projects in Bay County. They are developing walking trails, fishing platforms with signage, lighthouse restoration, and an education center. SVSU is building the center but Dow will provide access, utilities, and parking.

Ms. Pistro added the site will be accessed off Wilder and Lighthouse Lane. Emergency access will be available from Patterson along the SC Johnson property. The access road will be two lanes. Water and sewer will run to the north and connect to Shady Shore.

The trail will have boardwalk portions and will have handicap accessibility to the fishing platforms.

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

The Bay County Drain Commission wrote that no storm water review is needed. The Dow Site will need a SESC permit when the work is done.

The Fire Marshal wrote he approves with no changes.

The Bay County Road Commission wrote they had the following comment on the request. They understand that the road connecting Wilder Road and the Lighthouse property is to remain private, thus the only item in the BCRC’s jurisdiction is the commercial access north off Wilder Road. However, it appears no construction will occur within the existing Wilder Road right-of-way. If this were to change, plans will need to be reviewed and approved by the BCRC prior to construction.

A discussion took place regarding the zoning variances that were granted.

Mr. Engelhardt inquired about parking. Ms. Pistro explained there are two gravel parking areas. One of the parking areas is available for ADA access to the fishing platforms. The trails are approximately a mile long.

Ms. Pistro stated SVSU's project is tied to the State's budget. She did not know their timeline. Dow's portion of the project should be done this year. The inside of the lighthouse is being restored by SVSU with the Maritime Museum.

Mr. Schubert moved to approve 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. Norton 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 Ravdeep Chera for property at 4129 Wilder Road (09010B0700000700) specifically for a self-storage. (Section 12.03 P).

Ms. Covaleski recused herself due to a conflict of interest.

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

Bay County Drain Commission wrote no storm water review was needed.

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

The Bay County Road Commission wrote they have no objection or comment on the petition. The building slated for redevelopment is part of the Bay City Towne Center, wholly on that property and not under the jurisdiction of the BCRC.

Mr. Chera stated they would like to have a Storage 1 facility. They have seven in Michigan. This is for self-storage.

Mr. Norton asked if any changes would be made to the exterior of the building. Mr. Chera stated only interior changes would be made and they would utilize the two existing loading docks. No vehicles would be allowed inside.

At 6:27 p.m., Mr. Norton opened the public hearing for the request. Ms. Covaleski stated she was in support of the project. The public hearing was closed at 6:28 p.m.

Mr. Engelhardt asked how the contents were enforced. Mr. Chera stated tenants sign a contract which lists what can and cannot be stored. A weekly audit is done.

Mr. Chera explained the site will not have 24-hour access. Storage sizes range from 5'x5' to 10'x30' They will have approximately 450 units in the building.

Mr. Schubert moved to approve the Special Exception Use Permit request from Ravdeep Chera for property at 4129 Wilder Road (09010B0700000700) specifically for a self-storage. (Section 12.03 P). Mr. Taylor seconded the motion. Four (4) ayes, no (0) nays, two (2) absent, one (1) recused. The motion passed.

Ms. Covaleski rejoined the meeting.

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.

A public hearing will take place at the March meeting regarding the ordinance changes.

Having no other business before the Commission, Mr. Engelhardt moved to adjourn. Mr. Schubert 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 7:05 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator