

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF DECEMBER 21, 2011 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 21<sup>st</sup> day of December, 2011 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dick Bishop, Ed Davis, Mark Norton, Patricia Parker, Dennis Pilarski and Bill Schubert

MEMBERS ABSENT: Tom Washabaugh

At 6:00 p.m., Mr. Schubert called the meeting to order. Roll call was taken. The Pledge of Allegiance was recited.

**The first item on the agenda was approval of the November 9, 2011 special meeting minutes.** *Mr. Pilarski moved to approve the minutes as presented. Mr. Norton seconded the motion. 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 from TNT Family Limited Partnership, Mike Thelen, for property at 4191 N. Euclid (090101710001000).**

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan request submitted by TNT Family Limited Partnership (Thelen Auto, Kia Dealership) for property at 4191 N. Euclid Road – they have no objection to the request. The commercial access to this site was previously reviewed and approved by the Bay County Road Commission. The proposed work within right-of-way under the jurisdiction of the BCRC (Shrestha Drive) includes relocating an existing commercial driveway to the east, away from the Shrestha Drive/Euclid Avenue intersection.

Bradd Maki of the Bay County Department of Water & Sewer wrote the DWS takes no exception to the proposed site plan. The existing 1-inch water service to this property off Shrestha Drive shall remain intact and undamaged within the Shrestha Drive right-of-way including the existing water shutoff and curb box.

Fire Marshal Bailey wrote any construction must meet the International Fire Code 2006 edition.

Greg Turner from Pumford Construction represented the request. He presented a lighting plan. He stated the objective is to separate the Kia dealership from the Chrysler dealership. The proposed building is large enough for another dealership but will only hold Kia at this time. Fast Finance was moved to a different location to make room for this building.

The building will have areas for sales, customer service and a detail shop. The site drops 2' from East to West. Drainage improvements were made. They are not adding to the runoff. The parcel is zoned Commercial-3.

Mr. Turner stated there are 61 parking spaces. They are working with the Bay County Road Commission to get a driveway permit. They are closing the south entrance to meet the Road Commission's request. He added they are also working with the Bay County Department of Water & Sewer. The water line will be capped at the road and a new 2" line will be run.

Mr. Turner stated the building will be block and steel. The building will not be sprinkled but will have a 3-hour fire rating. Landscaping will enhance the building. There is a green belt in the front of the building. The parking

**APPROVED**

lot goes to the property line.

Mr. Turner added they would be tying into the storm sewer for drainage. The elevation of the building would be the same as Thelen's other buildings. The Kia sign would remain as it is now. The site lighting plan was presented. Mr. Turner commented the entire lot would have the lighting upgraded to LED lights. It is a softer light. They would like the poles to be 25' high. If they can go that high, they will not need as many poles. The proposed lighting will enhance the corridor.

Mr. Schubert asked if any lighting south of Shrestha would be replaced. Mr. Turner stated no. Mr. Schubert stated there needed to be a correction on page C4 from City of Bay City Water and Sewer to Bay County Department of Water and Sewer.

Mr. Pilarski stated signage has been a big issue lately. Mr. Turner stated Kia changes their signs a lot. They only want brand and name signs facing Euclid.

Mr. Pilarski commented he would like to see more landscaping, especially between the curb and sidewalk. A discussion took place on placing trees in the road right-of-way. Mr. Turner stated they would ask the Road Commission their feelings about street trees in the right-of-way.

Mr. Turner stated the dumpster is in back of the Chrysler building.

Mr. Norton stated the size of the parking places did not meet code. They needed to be 10'x20'. Mr. Turner said he would make the correction. They had plenty of room. Mr. Norton added the light poles could only be 20' without a variance. LED lighting is not addressed in the Township's Zoning Ordinance.

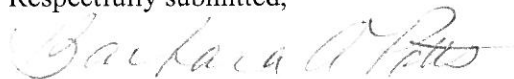
Mr. Pilarski showed the Commission Walmart's sign variance request. He stated sign variances are being requested more and more. Businesses are requesting signs with less square footage but they want a greater number of signs. This still does not meet Township Code.

*Mr. Norton moved to approve the request for site plan approval from TNT Family Limited Partnership, Mike Thelen, for property at 4191 N. Euclid (090101710001000). The parking space size shall be corrected to meet code. A permit from the Bay County Road Commission shall be approved and trees in the right-of-way will be checked into. Mr. Bishop seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

Mr. Pilarski stated the Planning Commission needed to review the sign ordinance. He requested the item be put on the agenda for January.

*Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Davis seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 6:35p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator

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