

**Charter Township of Bangor  
PLANNING COMMISSION  
MINUTES OF JUNE 23, 2011 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 22<sup>nd</sup> day of June, 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, Patricia Parker, Dennis Pilarski, Bill Schubert and Tom Washabaugh

MEMBERS ABSENT: Ed Davis and Mark Norton

At 6:00 p.m., Mr. Schubert called the meeting to order.

**The first item on the agenda was approval of the March 23, 2011 regular meeting minutes.** *Mr. Pilarski moved to approve the minutes as presented. Mr. Bishop seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

**The next item on the agenda was a request for Special Exception Use/Site Plan Approval for Eric Maillette for property at 3416 Wilder (0901001820005000) which is on the South side of Wilder Road between Euclid and Richlyn specifically for professional office of a physician.**

Gordan Hollister and Eric Maillette represented the request. Mr. Hollister stated a new plan was given to members showing corrections to the drive. The plan is to remove the existing home and replace it with an office building and parking. The rear of the property would be used for a catch basin for water detention.

Bradd Maki from the Bay County Department of Water & Sewer wrote the DWS takes no exception to the proposed Special Exception Use/Site Plan.

Jim Lillo from the Bay County Road Commission wrote with regard to the request for Special Exception Use/Site Plan Approval for Eric Maillette for property at 3416 Wilder Road, south side, between Euclid Avenue and Richlyn Court – they have the following comment. They are currently working with the developer's engineer with regard to the configuration of the commercial access and drainage plan for this proposed development. A plan was submitted, reviewed, and comments/needed revisions forwarded to the developer's engineer for consideration. They continue to work with them on this project.

There was no one in the audience in favor of the request.

David Vos of 3423 Golfview had questions. Dr. Maillette stated the building would be 29'x100'. Mr. Hollister added the parking would accommodate 20 spaces. Less than half of the property would be utilized, only 250' of 660'.

Mr. Vos asked if the request is to rezone the property. Mr. Schubert explained it is only to change the use of the property. Mr. Vos was concerned about the basin since it backs up to his property. He wanted to know what the requirements were for maintaining the basin.

Mr. Schubert explained the differences between a detention and retention basin. The proposed detention basin is to temporarily hold the water until it could drain. Mr. Pilarski added the purpose is so the storm system doesn't overflow. Mr. Vos was concerned with the basin overflowing. Mr. Washabaugh explained how the basin worked.

**APPROVED**

Mr. Vos commented the previous owner of the large corner properties wanted to make the area a medical mall. The neighbors do not want that to happen. He prefers this small project to a big building or mall.

Mr. Washabaugh commented the detention basin is made for the 100-year flood and is also 15% bigger than necessary.

The neighbors present were concerned St. Mary's was taking over the area.

Mr. Vos asked if fencing was required. The site plan shows fencing to the front of the property to screen the neighboring parcels but not in the rear. Mr. Pilarski commented the basin was maintainable.

Mr. Vos asked if Dr. Maillette was purchasing the property. Dr. Maillette stated the purchase was pending use and site plan approval.

Dave Hopp of 4063 Richlyn Court stated a lot of questions could have been answered if they would have seen the plan a head of time.

Mr. Vos asked if the property would be built up. Per the site plan, the property would be higher. Mr. Pilarski stated the back end of the pond would be higher to control overflow.

Mr. Schubert reviewed the need for sidewalks on this property. There is not much frontage, however, sidewalks need to be considered. Wilder Road is included in Township's sidewalk plan. Mr. Hollister stated only the sides of the driveway would need to be done. Mr. Washabaugh commented the catch basin at the road may need to be moved and the sidewalk should be handicap accessible.

Mr. Bishop asked if the Road Commission reviewed the plan. Mr. Hollister stated the engineers were handling the road access and drainage with the Road Commission. Mr. Schubert commented some adjustments were made to the plan.

Mr. Pilarski stated a Knox box and address numbers are needed.

Mr. Vos asked about the parking lot lighting. Mr. Bishop stated the lights are down shielded. It is up to the owner to control how long the lights stay on.

A discussion took place on how most of the adjacent properties drain to the rear towards the parcel in question. Mr. Washabaugh suggested the basin be moved 10' from the back property line to prevent ponding on adjacent parcels.

Henry Smith of 3400 Wilder stated their home gets flooded after every heavy rain.

Mr. Schubert stated the building would have eave troughs and a drainage system so the property doesn't drain on to neighbors.

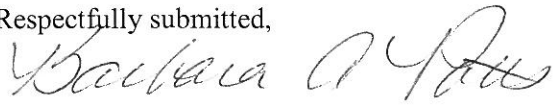
*Ms. Parker moved to approve the request for Special Exception Use/Site Plan Approval for Eric Maillette for property at 3416 Wilder (0901001820005000) which is on the South side of Wilder Road between Euclid and Richlyn specifically for professional office of a physician. A Knox Box and address numbers on the building are required per the code. Sidewalks are required along the road frontage. Mr. Bishop seconded the motion. A discussion took place on the basin location. Mr. Pilarski requested a corrected site plan be given to the Commission members. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

*Having no other business before the Commission, Mr. Bishop moved to adjourn. Mr. Washabaugh seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed and the meeting was adjourned at*

**APPROVED**

6:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara A. Potts". The signature is written in black ink and is positioned above the printed name.

Barbara A. Potts  
Planning Commission Coordinator

**APPROVED**