

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF NOVEMBER 9, 2011 MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 9th day of November, 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, and Dennis Pilarski

MEMBERS ABSENT: Bill Schubert and Tom Washabaugh

At 6:02 p.m., Mr. Norton 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 October 26, 2011 regular meeting minutes. *Mr. Bishop moved to approve the minutes as presented. Mr. Pilarski 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 approval of amendment to site plan from Marranca Properties and Investments, LLC for property at 4395 Wilder Road (0901000940029500).

Charlie Burger of Job Site Services represented the request. He stated the revised site plan only showed a slight difference. Some of the parking was moved from the front of the building to the rear and the front building was moved forward about 40'. The amount of asphalt would remain the same.

Mr. Davis commented the required sidewalk should be shown on the revised plan along with the site of the dumpster and any proposed light poles. Mr. Burger stated he turned in a copy of an email in response to the dumpster and sidewalk. Mr. Burger explained the dumpster that is currently being used, gets moved around the site. When the rear building is completed, they will add a permanent location of the dumpster to the site plan.

Mr. Burger stated fences and lighting may be added later for security but there are no plans at this time. He added a fire hydrant may be needed when the rear building is constructed. That project is down the road and will be addressed at that time. Mr. Burger explained a few years ago when a previous site plan was approved, the Building Inspector told them to hold off on the installation of a sidewalk due to it's location and the right-of-way.

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan request submitted by Marranca Properties and Investments, LLC for property at 4395 Wilder Road, they have no objection to the request. The commercial access to this site was previously reviewed and approved by the BCRC Board. None of the proposed work appears to be altering the approved commercial access. The only comment they have is that the landscaping shrubs/trees/vegetation selected does not create a sight obstruction when exiting the property. This would apply now and in the future as the landscaping items mature. The BCRC does not have any issue with installing a sidewalk along Wilder Road.

Bradd Maki of the Bay County Department of Water & Sewer wanted to point out that this plan has no objection from DWS. However, water services for the two buildings should either be separated or must have separate meters and shut-off locations for maintenance purposes. The DWS will require they place a main shut-off at the street (may already exist if a line exists to the property) as well as separate shut-offs for each building. This would assure that if the property or buildings have split ownership, there is still ability to separate services. As a heads-up, this will be required once the permit for water services is requested.

The single sanitary sewer service is proposed to service both buildings. This can be approved as well since the

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potential issues would be on the property owner(s) and issues with the DWS regarding sewer use can be alleviated by shutting the water service. However, for the same reasons indicated with water service, there are three suggestions to avoid potential issues and address the sanitary sewer line should the building ownership split or property split:

- An agreement to address establishing responsibility for sections or all of the sewer lines,
- Separating the sewer service lines to the mainline along Wilder Road,
- Installing a sewer mainline into the property with necessary easements and having each building tap into the mainline.

This should help avoid future potential issues.

Fire Marshal Ken Bailey wrote the site plan submitted does not include any fire hydrants on the property. Appendix B and Appendix C of the International Fire Code 2006 address fire-flow requirements and hydrant locations and distribution. Section 508.5.1 of IFC 2006 buildings within the jurisdiction shall be within 400 feet of a fire hydrant.

Mr. Norton summarized the email Mr. Burger referred to which agreed with what Mr. Burger said.

Mr. Norton commented there is a fire hydrant at the entrance of the site. The Fire Marshal needs to be made aware of it. He added when the rear building is built, a hydrant may be required as part of the permit.

Mr. Pilarski stated sidewalks are required along Wilder Road per Township Ordinance.

Mr. Pilarski commented they are only approving a portion of the site plan since only a part of the project is being done. Mr. Burger stated if there are any changes to the site plan when the rear building is built, they will have to ask for site plan approval again. Mr. Davis and Mr. Pilarski repeated the site plan needed to show sidewalks, an enclosed dumpster and pole lighting. Mr. Norton stated an updated plan will need to be resubmitted showing those items prior to a permit being pulled.

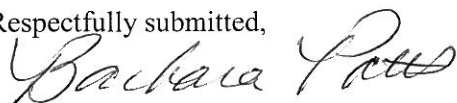
A discussion took place on the location of sidewalks and their requirements. Mr. Burger commented they were not opposed to installing sidewalks but needed more information.

Mr. Pilarski stated that a Knox box, address numbers, site lighting (if any), dumpster location and sidewalks must be required.

Mr. Norton moved to approve the request for approval of amendment to site plan from Marranca Properties and Investments, LLC for property at 4395 Wilder Road (0901000940029500). An updated plan shall be resubmitted showing the location of sidewalks, the enclosed dumpster, and any future lighting. A Knox box and address numbers are also required. All Fire Code requirements shall be met. Ms. Parker seconded the motion. Mr. Pilarski added if the rear building is relocated, a new site plan must be resubmitted. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.

Having no other business before the Commission, Mr. Pilarski moved to adjourn. Mr. Davis seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed and the meeting was adjourned at 6:25 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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