

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF OCTOBER 26, 2011 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 26th day of October, 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 6:02 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 2012 meeting dates. *Mr. Davis moved to approve the dates as presented. Mr. Pilarski seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.*

The next item on the agenda was approval of the July 27, 2011 regular meeting minutes. *Mr. Norton moved to approve the minutes as presented. Mr. Davis 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 Marranca Properties and Investments, LLC for property at 4395 Wilder Road (0901000940029500).

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.

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.

Derek Marranca represented the site plan. He stated Apex did the plans. Mr. Marranca was asked when the building would be built. He answered he would like to have it up before the end of the year. Mr. Norton asked if there were two buildings. Mr. Marranca stated they would build the office first and build the other in a year.

Mr. Pilarski stated sidewalks were not shown on the site plan. Mr. Schubert added they were required in that area; along Wilder from Patterson to Two Mile.

A discussion took place on landscaping. Mr. Marranca was told to maintain the landscaping near the drive when it matures so not to create a sight obstruction.

Mr. Marranca stated there was a fire hydrant on site near the entrance.

Mr. Pilarski asked if there would be a dumpster. Mr. Marranca stated there would be. Mr. Schubert commented

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that it must be on the site plan. Mr. Marranca said it would be put out of sight. He added it would probably be in the Northwest corner of the parking area. Mr. Pilarski stated it must be enclosed.

A discussion took place on screening the property. It is not required.

Mr. Norton asked if the Drain Commission approved the site plan. Mr. Marranca presented a letter from the Drain Commission stating they had no issues.

Ms. Parker asked when the existing house would be taken down. Mr. Marranca stated it will be taken down when the new building is up and running.

Mr. Pilarski asked about site lighting. Mr. Marranca stated he had no immediate plans to put in pole lights. Mr. Pilarski stated if light poles are proposed, they needed to be added to the site plan. Mr. Bishop stated pole lights need to be shielded.

Mr. Norton moved to approve the site plan from Marranca Properties and Investments, LLC for property at 4395 Wilder Road (0901000940029500. Sidewalks are required along Wilder Road. The dumpster must be shown on the site plan and it shall be enclosed. Mr. Bishop seconded the motion. Mr. Pilarski added if any light poles are put on the property, their location shall be added to the site plan. The amendment was accepted. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.

The next item on the agenda was request for approval of amendment to site plan for O'Reilly Auto Parts at 3641 Wilder Road.

Mike Nagy represented the request. He stated the drainage was changed from under ground to above ground. The proposed drainage will hold more water and will be easier to maintain.

Mr. Pilarski asked if there would be a pump. Mr. Nagy stated no. Mr. Norton asked how deep the pond would be. Mr. Nagy stated it would be approximately 6' deep.

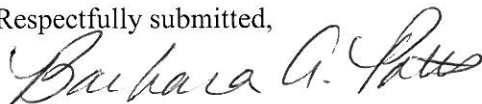
Mr. Nagy stated the pond would drain into the County Drain. A letter of approval from the Drain Commission is on file.

Mr. Pilarski moved to approve the amendment to the site plan for O'Reilly Auto Parts at 3641 Wilder Road. Mr. Davis seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed.

The proposed ordinance was incomplete. No action was taken.

Having no other business before the Commission, Mr. Pilarski moved to adjourn. Ms. Parker seconded the motion. Six (6) ayes, no (0) nays, one (1) absent. The motion passed and the meeting was adjourned at 6:30 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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