



BANGOR PLANNING COMMISSION

REGULAR MEETING AGENDA

Date: April 9, 2026 **Time:** 7:00 PM

Location: 257 W Monroe St, Bangor, MI 49013

Planning Commission meetings are conducted in accordance with Michigan's Open Meeting Act (OMA), 1976 PA 267, MCL 15.261 et seq.

1. Call to Order

- a. Chair Person Babcock

2. Pledge of Allegiance

- a. Led by Chairperson Derek Babcock, recited by all present.

3. Roll Call of Planning Commission Members

- a. Present: Derek Babcock, Yvonne Beasley, Adam Burrous, Kevin Gruetzmacher, Kathryn Lugten
- b. Absent: Renee Doroh, Lynne Farmer, Carla Grey

4. Approval of Agenda

- a. Motion by Derek Babcock
- b. Support by Adam Burrous
- c. Ayes: Derek Babcock, Yvonne Beasley, Adam Burrous, Kevin Gruetzmacher, Kathryn Lugten
- d. Motion Carried

5. Approval of Meeting Minutes

- a. Feb. 12, 2026
- b. Motion by Derek Babcock
- c. Support by Yvonne Beasley
- d. Ayes: Derek Babcock, Yvonne Beasley, Adam Burrous, Kevin Gruetzmacher, Kathryn Lugten
- e. Motion Carried

6. New Business

- a. Land Use Application for Maria Escobedo for her Avon Business
 - i. Motion by Kevin Gruetzmacher to approve land use application to sell Avon and Jafra products at 9 N Walnut Street.
 - ii. Support by Yvonne Beasley
 - iii. Ayes: Derek Babcock, Yvonne Beasley, Adam Burrous, Kevin Gruetzmacher, Kathryn Lugten
 - iv. Motion Carried
- b. Land Use Application for Patch and Posse and Unique Finds
 - i. Motion by Kathryn Lugten to approve land use application for Patch and Posse Unique Finds at 20 E Monroe Street.
 - ii. Support by Kevin Gruetzmacher
 - iii. Ayes: Derek Babcock, Yvonne Beasley, Adam Burrous, Kevin Gruetzmacher, Kathryn Lugten
 - iv. Motion Carried
- c. Arlington Station expansion project (Spencer Hodgman)
 - i. Presentation by Spencer Hodgman of the plans for the expansion of Arlington Station
- d. Variance Application for pole barn expansion at 804 W. Monroe
 - i. Motion by Derek Babcock to approve the application for the construction of a pole barn located at 804 W. Monroe, with a reduced property line variance from 25 feet to 18 feet. This motion is made with the

understanding that the applicant owns the adjacent surrounding properties, thereby eliminating the need for consultation with neighboring property owners.

- ii. Support by Kevin Gruetzmacher
- iii. Ayes: Derek Babcock, Yvonne Beasley, Adam Burrous, Kevin Gruetzmacher, Kathryn Lugten
- iv. Motion Carried

7. Unfinished Business/Postponed Items

- a. Master Plan update
 - i. Review draft of Master Plan
 - 1. Derek Babcock will have Steve Lowder, Director of Public Works, review pages 17-22 regarding drinking water and sanitary waste. This includes updating information with current data.
 - 2. Derek Babcock will have Shelley Umbanhowar, City Clerk, review pages 57-58 regarding current public buildings.
 - ii. Create a zoning/future land use map draft with Planning Commission
 - 1. Draft will be amended with recommended changes
 - 2. Once a second review is done the plan is to present it to the community for public input.

8. Comments/Concerns from the Audience/Public

- a. None

9. Adjournment

- a. Chairperson Derek Babcock adjourned the meeting at 8:21PM

Respectfully Submitted by *Kathryn Lugten*