

CITY OF BANGOR
PLANNING COMMISSION
REGULAR MEETING MINUTES
August 14th, 2025, 7:00 P.M.
257 W. Monroe Street
Bangor, Michigan 49013

1. **Call To Order:** Chairperson Derek Babcock
2. **Pledge of Allegiance:** Led by Chairperson Derek Babcock, recited by all present.
3. **Roll Call:** Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten

Absent: none

4. **Approval of the Agenda:**

- a. Motion by Kathryn Lugten to accept the agenda with the Master Plan Survey Questions Review added to unfinished business.
- b. Support by David Markel
- c. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- d. Motion Carried

5. **Approval of July 10th, 2025, Minutes.**

- a. Motion by David Markel to approve the July 10th meeting minutes
- b. Support by Yvonne Beasley
- c. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- d. Motion Carried

6. **New Business**

- a. SUP Appeal for 9 N. Walnut St.
 - i. Motion by Lynne Farmer gives the business owner thirty (30) days from today's date to demonstrate compliance with selling only those items approved in their Land Use Application (i.e., Avon and Jafra products). During this 30-day period, the Code Enforcement Officer shall conduct an inspection/s to verify that the business complies. The Planning Commission shall review the matter at its next regularly scheduled meeting following the 30 days to determine if the business complies.

- ii. Support Yvonne Beasley
- iii. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- iv. Motion Carried
- b. Discussion on re-zoning Industrial Pk. Rd.
 - i. Planning commission discussed rezoning the north half of Industrial Park (I-1) to be Business 2(B-2).
 - ii. Further information needed:
 - 1. Is there a different tax rate between I-1 and B-2?
 - a. Derek Babcock will follow up with Angela Story, City Assessor
 - 2. What is the process for rezoning?
 - a. Derek Babcock will communicate with Bill Snyder regarding Zoning codes
 - b. Derek Babcock will reach out to the City Attorney about this process as well.
 - iii. Motion by David Markel to table this discussion for next month's meeting.
 - iv. Support by Lynne Farmer
 - v. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
 - vi. Motion Carried

7. Unfinished Business/Postponed Items

- a. Review the Master Plan survey questions
 - i. Spelling correction on question 14
 - ii. Question 2: Request to change from picking one to clicking all that apply.
 - iii. Request for Spanish and English text in all areas.
 - iv. Choose a flyer style for the advertising survey to the community.
 - 1. Update the city logo to be the most recent (train headlight is white).
 - 2. Listed locations to post the flyer in the community.
 - 3. Paper copies of the survey will be available at City Hall
 - 4. Request to send a survey to Bangor Middle and High School for student input.

8. Opportunity for Public Comments:

- a. No public comments

9. Board Member Comments:

- a. No board comments

10. Adjournment:

- a. Motion by Lynne Farmer to adjourn at 7:45 PM.
- b. Support by Carla Gray
- c. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Lynne Farmer, Carla Gray, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- d. Meeting Adjourned

Respectfully Submitted by *Kathryn Lugten*