



BANGOR PLANNING COMMISSION

REGULAR MEETING AGENDA

Date: December 11, 2025 **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.

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1. **Call to Order**
 2. **Pledge of Allegiance**
 3. **Roll Call of Planning Commission Members**
 4. **Approval of Agenda**
 5. **Approval of Meeting Minutes**
 - a. Nov. 13, 2025
 6. **New Business**
 - A. Meeting schedule, board members, and terms for 2026
 - B. Rezoning proposal for the North portion of Industrial Park Rd.
 7. **Unfinished Business/Postponed Items**
 - A. Master Plan update
 8. **Comments/Concerns from the Audience/Public**
 9. **Adjournment**

Agenda items might be added or removed as necessary after the publication deadline

*The purpose of the public comment periods are for members of the public to inform the council of their views. Traditionally, Council does not respond to comments made at the meeting; however, the Mayor or City Manager may direct staff to follow up with the speaker as appropriate. Public and council comments are not required to be recorded. "Meeting Minutes are a record of what was done, not what was said" - Roberts Rules of Order Newly Revised (RONR)

CITY OF BANGOR
PLANNING COMMISSION
REGULAR MEETING MINUTES
November 13th, 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, Kevin Gruetzmacher, David Markel, Kathryn Lugten

Absent: Carla Gray, Lynne Farmer

4. **Approval of the Agenda:**

- a. Motion by Renee Doroh to accept the agenda
- b. Support by Adam Burrous
- c. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- d. Motion Carried

5. **Approval of August 15th, 2025, Minutes.**

- a. Motion by Renee Doroh to approve the August 15th meeting minutes
- b. Support by Yvonne Beasley
- c. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- d. Motion Carried

6. **New Business**

- a. Rezoning request 137 W. Monroe St
 - i. Motion by David Markel to rezone 137th W. Monroe St to multi-use pending council approval.
 - ii. Support by Renee Doroh
 - iii. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Kevin Gruetzmacher, David Markel, Kathryn Lugten
 - iv. Motion Carried

7. **Unfinished Business/Postponed Items**

- a. Update from Code Enforcement Officer Drake for 9N Walnut St
 - i. Tabled by Planning Commission

8. **Opportunity for Public Comments:**

- a. No public comments

9. Board Member Comments:

- a. Master Plan Survey extended.
 - i. We would like at least 100 responses before closing it.
 - ii. Derek Babcock will encourage people at next City Council Meeting to complete the survey

10. Adjournment:

- a. Motion by Derek Babcock to adjourn at 7:15 PM.
- b. Support by David Markel
- c. Ayes: Yvonne Beasley, Derek Babcock, Adam Burrous, Renee Doroh, Kevin Gruetzmacher, David Markel, Kathryn Lugten
- d. Meeting Adjourned

Respectfully Submitted by *Kathryn Lugten*

Planning Commission Rezoning - Map & Parcels

From City Clerk <clerk@cityofbangormi.gov>

Date Tue 12/2/2025 11:06 AM

To Bangor Community Fire Department <chiefbabcock@bangorfire.org>

 1 attachment (481 KB)

Planning Commission_Rezoning of Industrial Park_Multi Use.FINAL.120225.pdf;

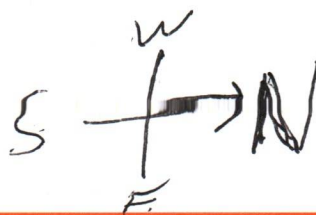
If I understood correctly, these are the parcels below that you want to rezone.

I also highlighted a boundary line on the GIS map to show those properties. Hope this helps. Let me know if you need any editing.

- 80-54-812-062-00
- 80-54-812-058-00
- 80-54-812-060-00
- 80-54-812-059-20
- 80-54-812-058-15
- 80-54-812-058-41
- 80-54-812-058-50
- 80-54-812-071-00
- 80-54-812-059-10
- 80-54-812-061-00
- 80-54-812-056-00

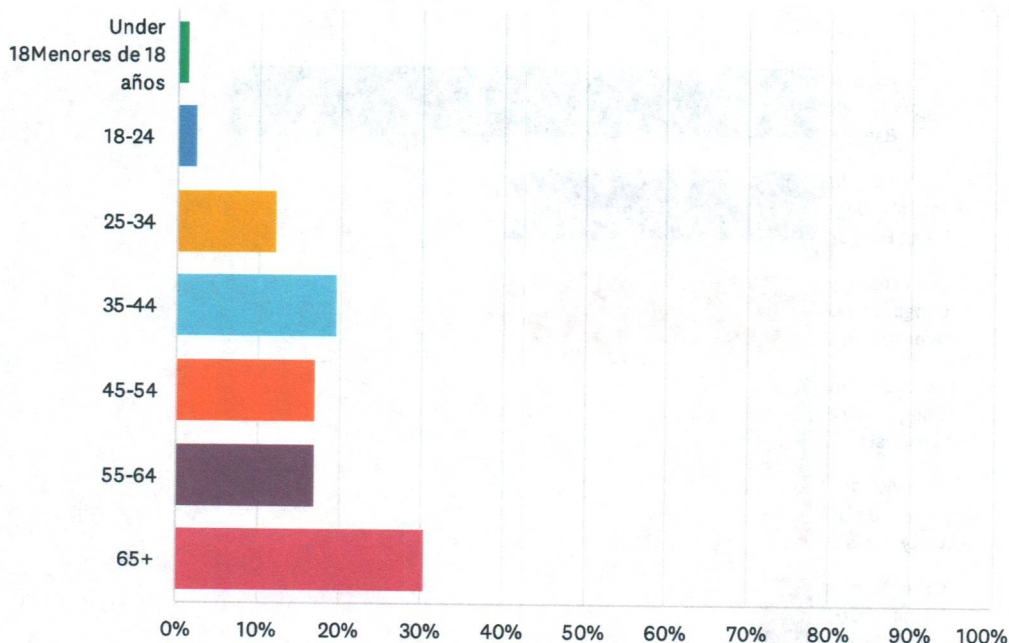


Shelly Umbanhowar
City Clerk & FOIA Coordinator
257 W Monroe St
Bangor, MI 49013
269.427.5831



Q1 What is your age? Cuál es su edad?

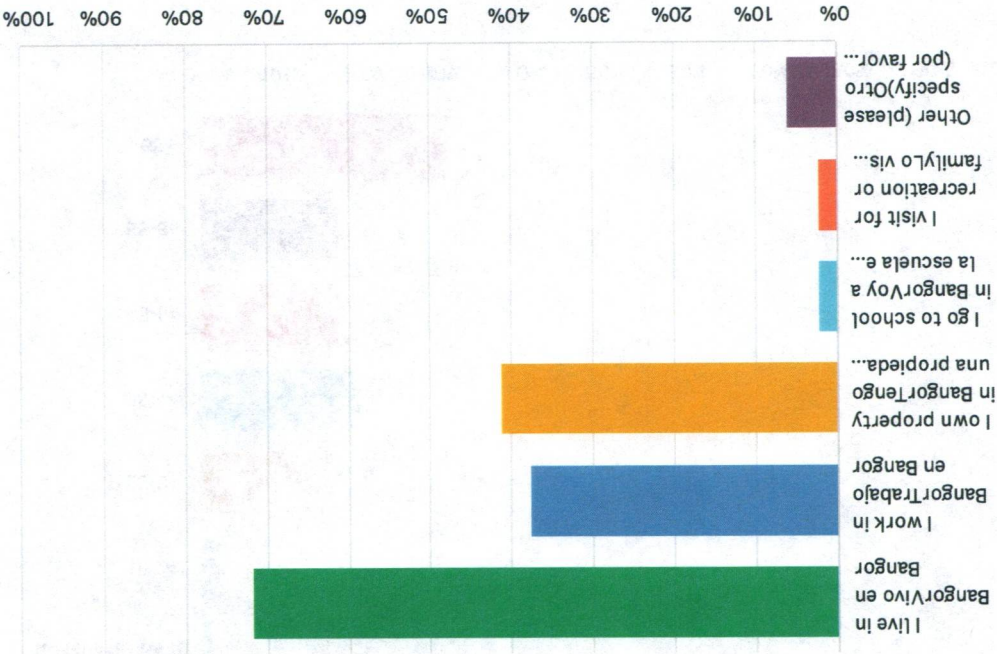
Answered: 82 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18Menores de 18 años	1.22%	1
18-24	2.44%	2
25-34	12.20%	10
35-44	19.51%	16
45-54	17.07%	14
55-64	17.07%	14
65+	30.49%	25
TOTAL		82

Q2 What is your relationship to Bangor? Select all that apply. ¿Cuál es su relación con Bangor? Seleccione todo lo que corresponda.

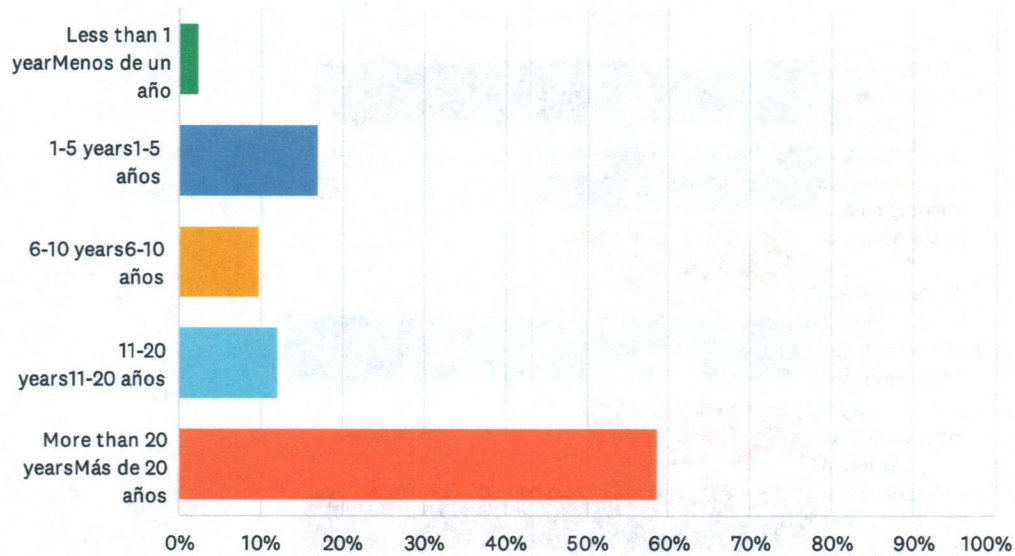
Answered: 82 Skipped: 0



ANSWER CHOICES		RESPONSES
I live in Bangor	en Bangor	59
I work in Bangor	Trabajo en Bangor	31
I own property in Bangor	Tengo una propiedad en Bangor	34
I go to school in Bangor	Voy a la escuela en bangor	2
I visit for recreation or family	Lo visito por recreación o familia.	2
Other (please specify)	Otro (por favor especifique)	5
Total Respondents: 82		

Q3 How long have you lived in or been connected to Bangor? ¿Cuánto tiempo ha vivido o estado conectado con Bangor?

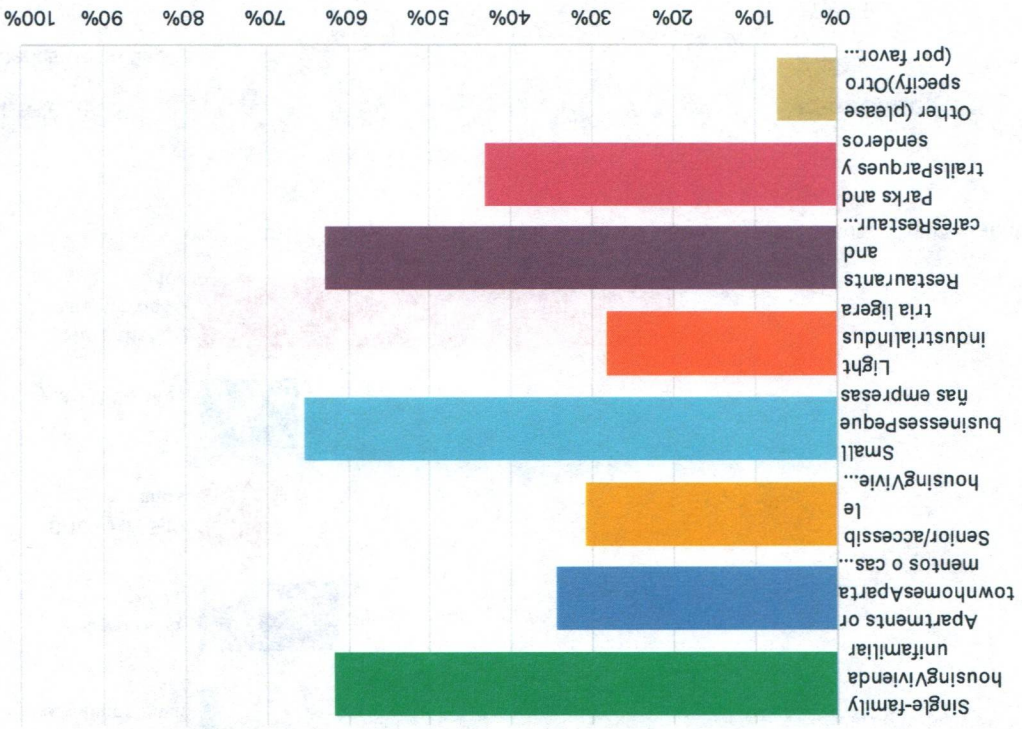
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ANSWER CHOICES	RESPONSES	
Less than 1 yearMenos de un año	2.44%	2
1-5 years1-5 años	17.07%	14
6-10 years6-10 años	9.76%	8
11-20 years11-20 años	12.20%	10
More than 20 yearsMás de 20 años	58.54%	48
TOTAL		82

Q4 What types of development would you like to see more of in Bangor? (Select all that apply). ¿Qué tipos de desarrollo le gustaría ver más en Bangor? (Seleccione todo lo que corresponda).

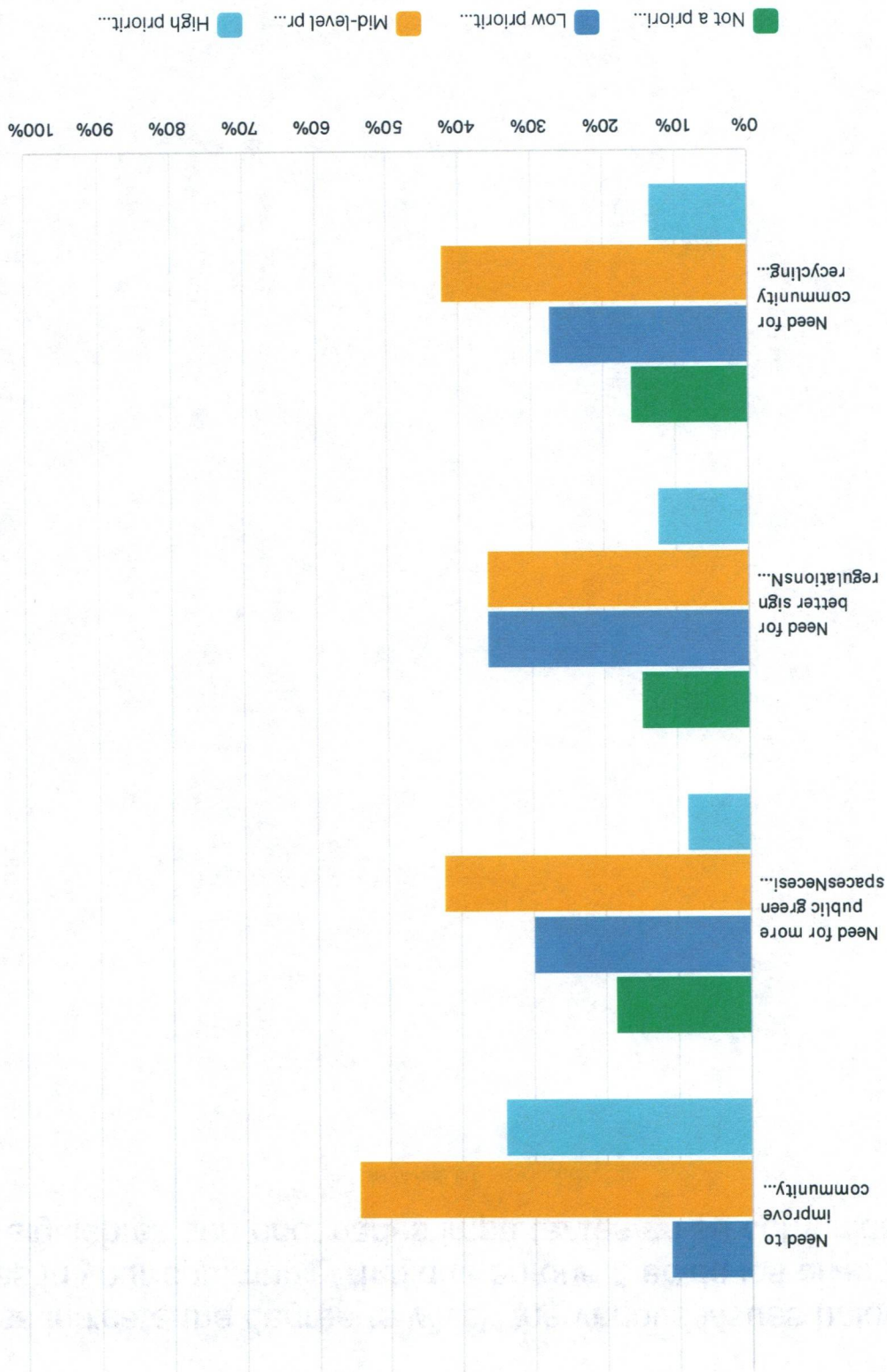
Answered: 81 Skipped: 1



ANSWER CHOICES		RESPONSES
Single-family housing	Vivienda unifamiliar	50
Apartments or townhomes	Apartamentos o casas adosadas	28
Senior/accessible housing	Vivienda para personas mayores/accesible	25
Small businesses	Pequeñas empresas	53
Light industrial	Industria ligera	23
Restaurants and cafes	Restaurantes y cafeterías	51
Parks and trails	Parques y senderos	35
Other (please specify)	Otro (por favor especifique)	6
Total Respondents: 81		

Q5 Please indicate the degree to which the various issues below are major priorities in your community?Indique en qué medida los diversos temas siguientes son prioridades importantes en su comunidad.

Answered: 80 Skipped: 2

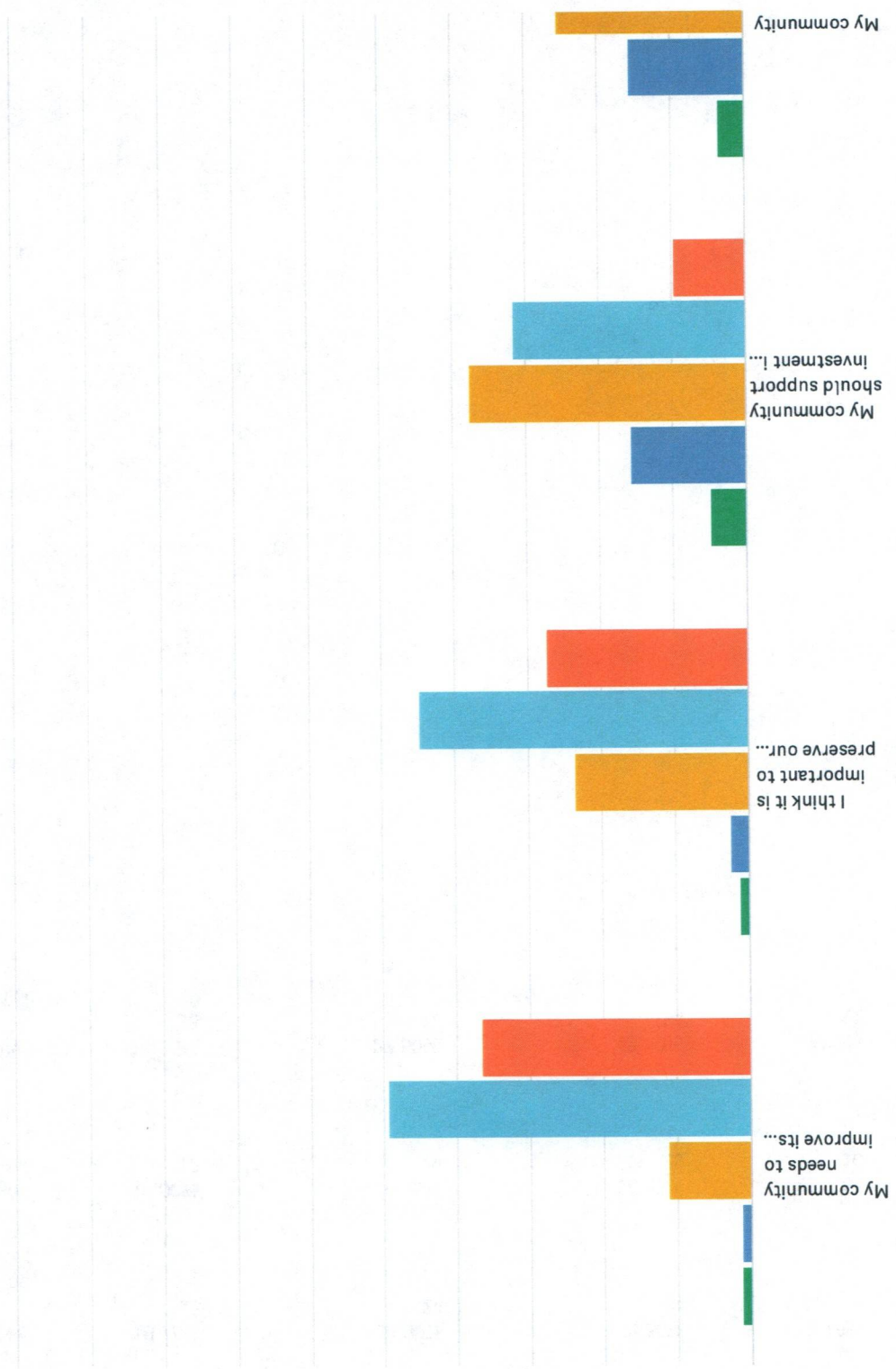


City of Bangor Public Survey Encuesta Pública de la Ciudad de Bangor

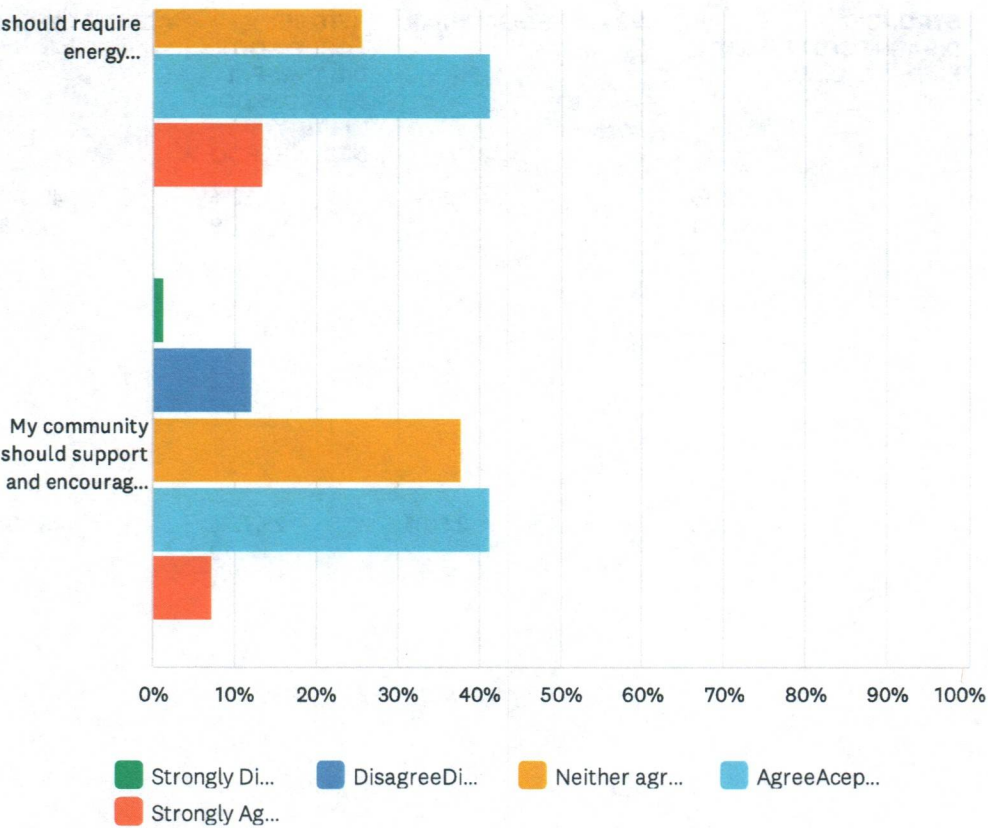
	NOT A PRIORITY ES UNA PRIORIDAD	LOW PRIORITY PRIORIDAD BAJA	MID-LEVEL PRIORITY PRIORIDAD DE NIVEL MEDIO	HIGH PRIORITY PRIORIDAD ALTA	TOTAL	WEIGHTED AVERAGE
Need to improve community appearanceNecesidad de mejorar la aparencia de la comunidad.	0.00% 0	11.39% 9	54.43% 43	34.18% 27	79	3.23
Need for more public green spacesNecesidad de más espacios verdes públicos	18.75% 15	30.00% 24	42.50% 34	8.75% 7	80	2.41
Need for better sign regulationsNecesidad de mejores regulaciones sobre señales	15.00% 12	36.25% 29	36.25% 29	12.50% 10	80	2.46
Need for community recycling programNecesidad de un programa comunitario de reciclaje	16.25% 13	27.50% 22	42.50% 34	13.75% 11	80	2.54

Q6 Please indicate the degree to which you agree with the following statements about your community. Por favor indique el grado en el que está de acuerdo con las siguientes afirmaciones sobre su comunidad.

Answered: 82 Skipped: 0



City of Bangor Public Survey Encuesta Pública de la Ciudad de Bangor



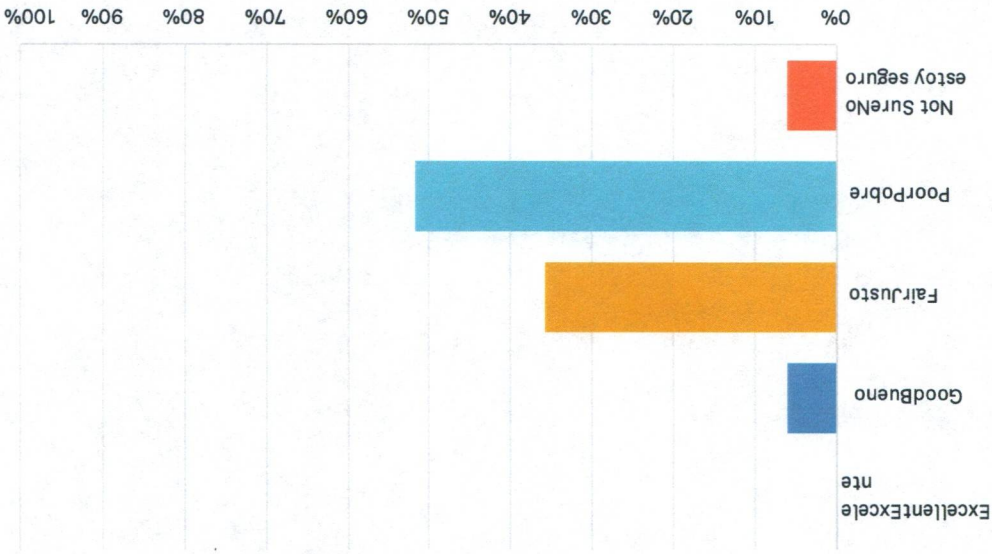
City of Bangor Public Survey Encuesta Pública de la Ciudad de Bangor

todos los
nuevos
desarrollos
comerciales.

My community should support and encourage energy efficient conversions in existing buildings.Mi comunidad debería apoyar y fomentar conversiones energéticamente eficientes en edificios existentes.	1.22% 1	12.20% 10	37.80% 31	41.46% 34	7.
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Q7 How would you rate the availability of quality, affordable housing in Bangor? ¿Cómo calificaría la disponibilidad de viviendas asequibles y de calidad en Bangor?

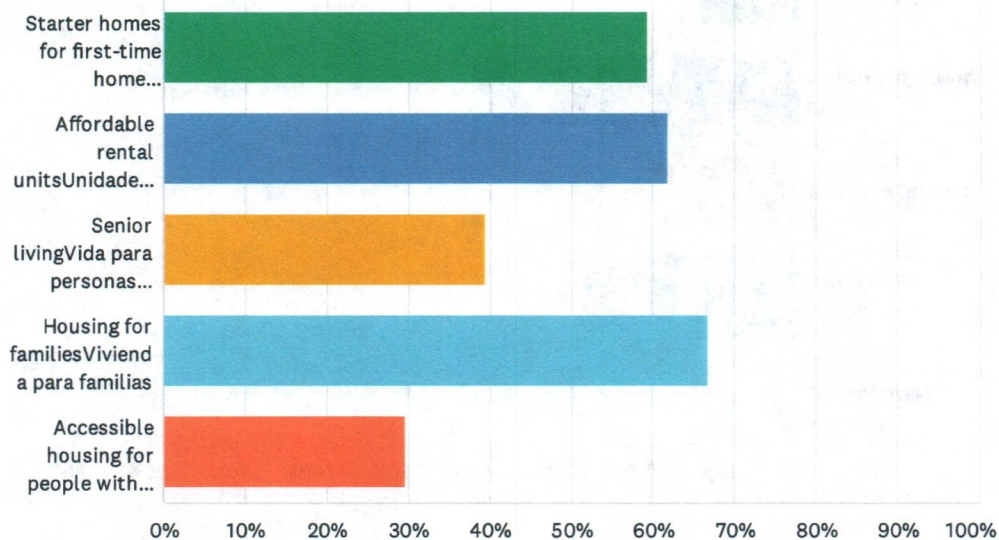
Answered: 81 Skipped: 1



ANSWER CHOICES		RESPONSES
Excelente	0	0.00%
Good	5	6.17%
Fair	29	35.80%
Poor	42	51.85%
Not Sure	5	6.17%
TOTAL		81

Q8 What types of housing should Bangor prioritize? (Select all that apply)
¿Qué tipos de vivienda debería priorizar Bangor? (Seleccione todo lo que corresponda)

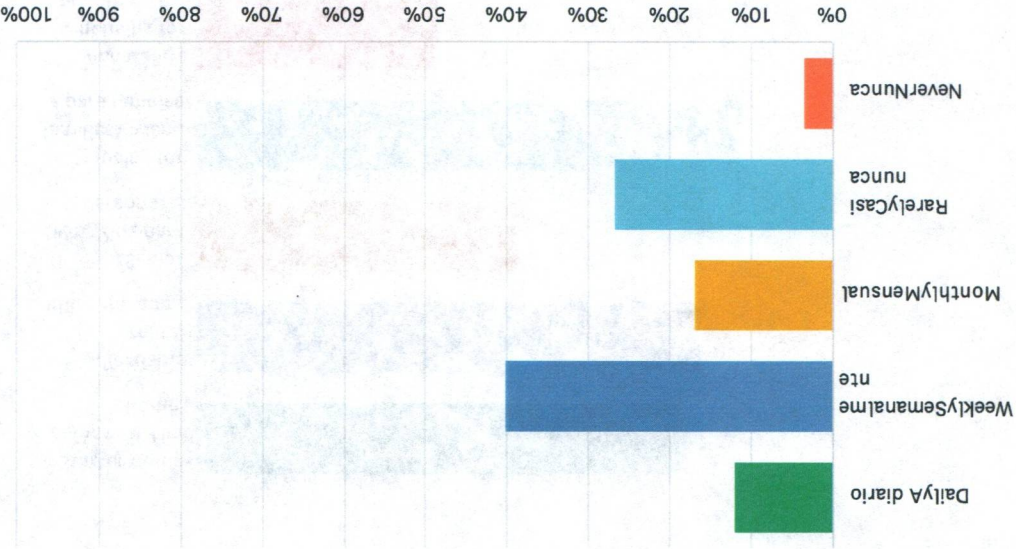
Answered: 81 Skipped: 1



ANSWER CHOICES		RESPONSES	
Starter homes for first-time home buyers	Viviendas iniciales para compradores de vivienda por primera vez	59.26%	48
Affordable rental units	Unidades de alquiler asequibles	61.73%	50
Senior living	Vida para personas mayores	39.51%	32
Housing for families	Vivienda para familias	66.67%	54
Accessible housing for people with disabilities	Vivienda accesible para personas con discapacidad	29.63%	24
Total Respondents: 81			

Q9 How often do you shop or dine in downtown Bangor? Con qué frecuencia compras o cenas en el centro de Bangor?

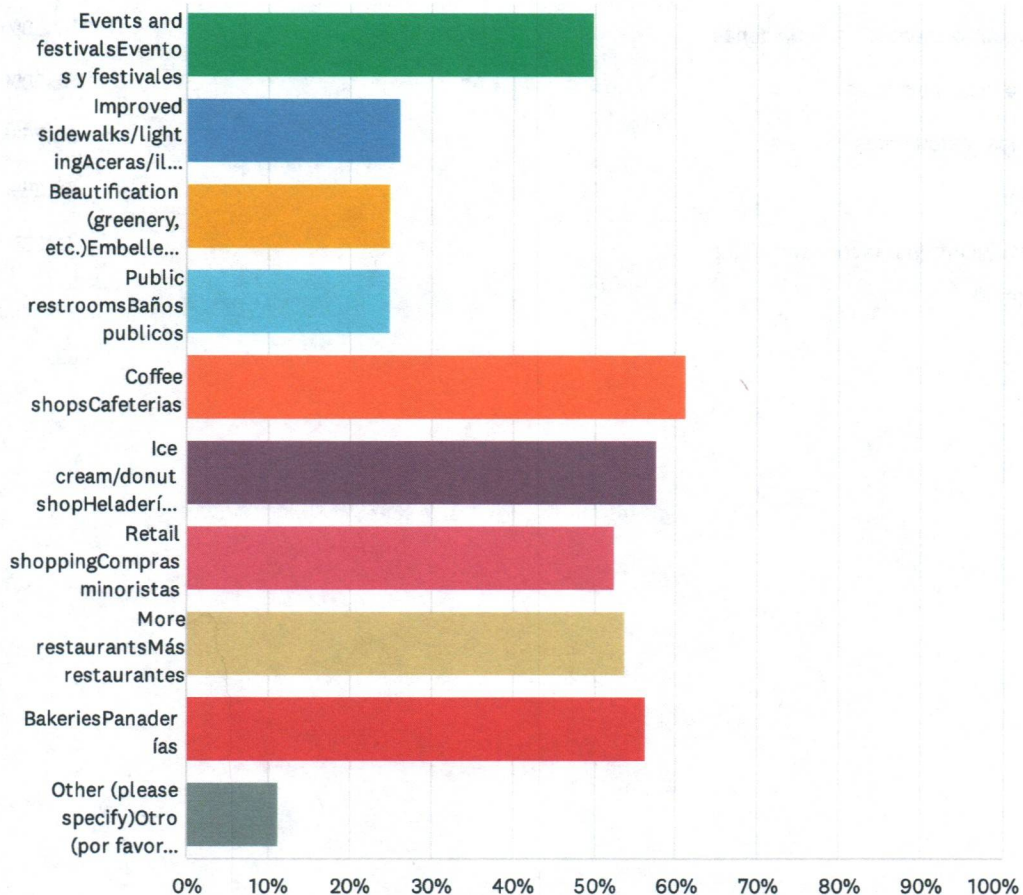
Answered: 82 Skipped: 0



ANSWER CHOICES		RESPONSES
DailyA diario	10	12.20%
WeeklySemanalmente	33	40.24%
MonthlyMensual	14	17.07%
RarelyCasi nunca	22	26.83%
NeverNunca	3	3.66%
TOTAL		82

Q10 What would encourage you to spend more time downtown? (Select all that apply) ¿Qué te animaría a pasar más tiempo en el centro? (Seleccione todo lo que corresponda)

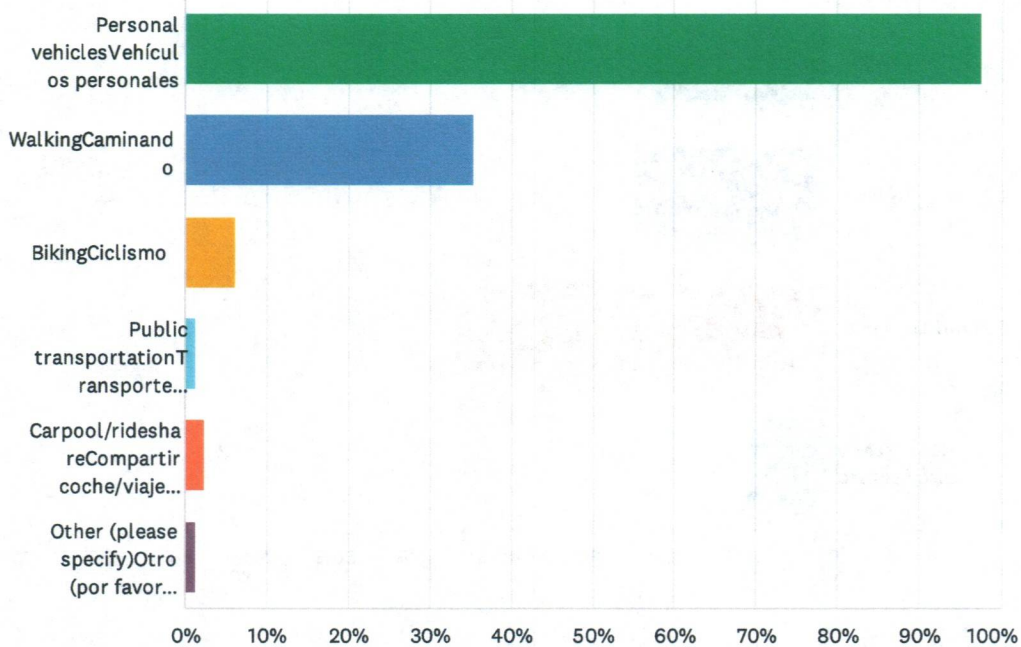
Answered: 80 Skipped: 2



ANSWER CHOICES		RESPONSES
Events and festivalsEventos y festivales	50.00%	40
Improved sidewalks/lightingAceras/iluminación mejoradas	26.25%	21
Beautification (greenery, etc.)Embellecimiento (la verdea, etc.)	25.00%	20
Public restroomsBaños públicos	25.00%	20
Coffee shopsCafeterías	61.25%	49
Ice cream/donut shopHeladería/Tienda de donas	57.50%	46
Retail shoppingCompras minoristas	52.50%	42
More restaurantsMás restaurantes	53.75%	43
BakeriesPanaderías	56.25%	45
Other (please specify)Otro (por favor especifique)	11.25%	9
Total Respondents: 80		

Q11 How do you typically get around Bangor? (Select all that apply)
¿Cómo sueles desplazarte por Bangor? (Seleccione todo lo que corresponda)

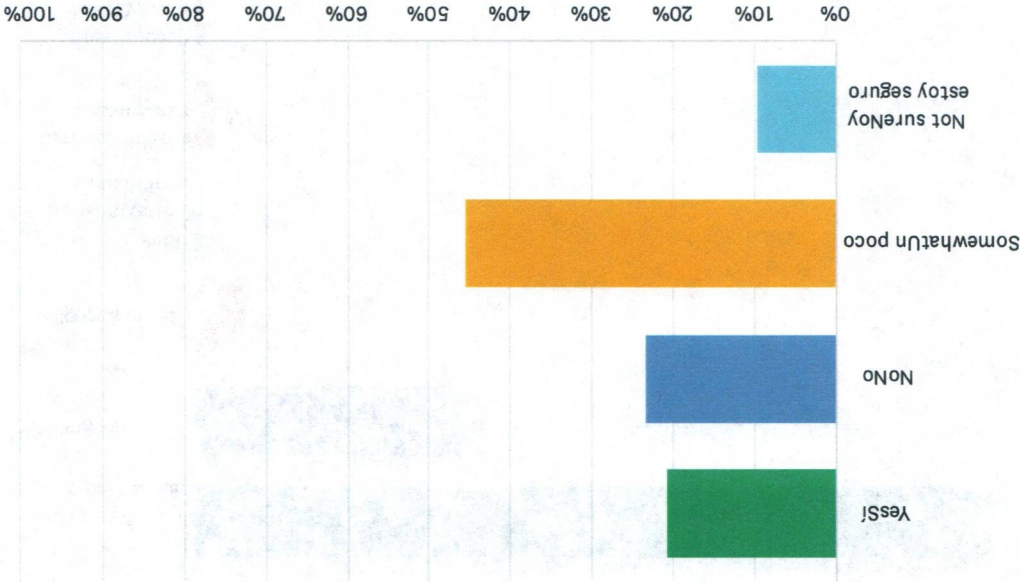
Answered: 82 Skipped: 0



ANSWER CHOICES	RESPONSES	
Personal vehiclesVehículos personales	97.56%	80
WalkingCaminando	35.37%	29
BikingCiclismo	6.10%	5
Public transportationTransporte público	1.22%	1
Carpool/rideshareCompartir coche/viaje compartido	2.44%	2
Other (please specify)Otro (por favor especifique)	1.22%	1
Total Respondents: 82		

Q12 Are sidewalks, trails, and bike lanes in Bangor safe and accessible?
?Las aceras, los senderos y los carriles para bicicletas en Bangor son
seguros y accesibles?

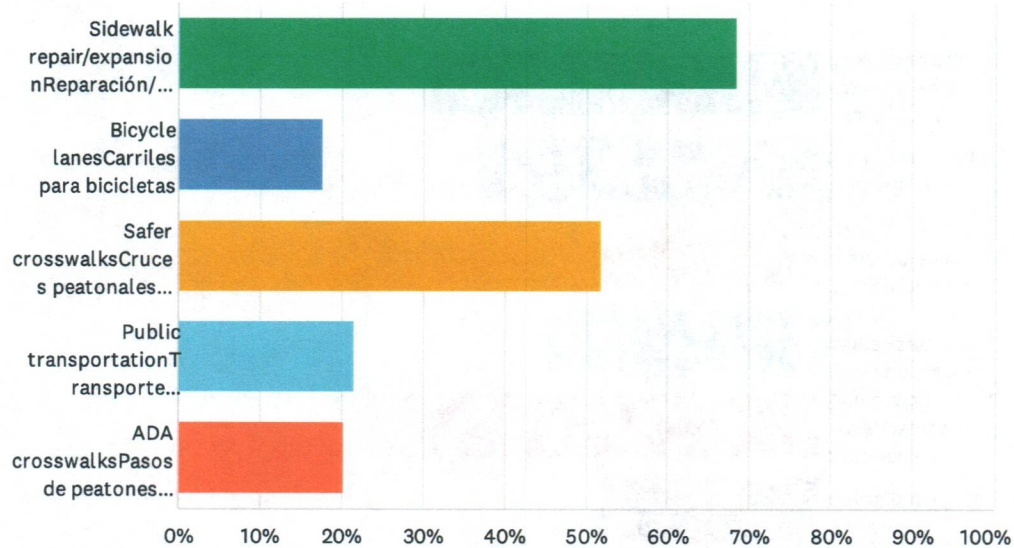
Answered: 81 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes!	20.99%	17	
No	23.46%	19	
Somewhat	45.68%	37	
Not sure	9.88%	8	
TOTAL		81	

Q13 What transportation improvements are most needed? ¿Qué mejoras en el transporte son más necesarias?

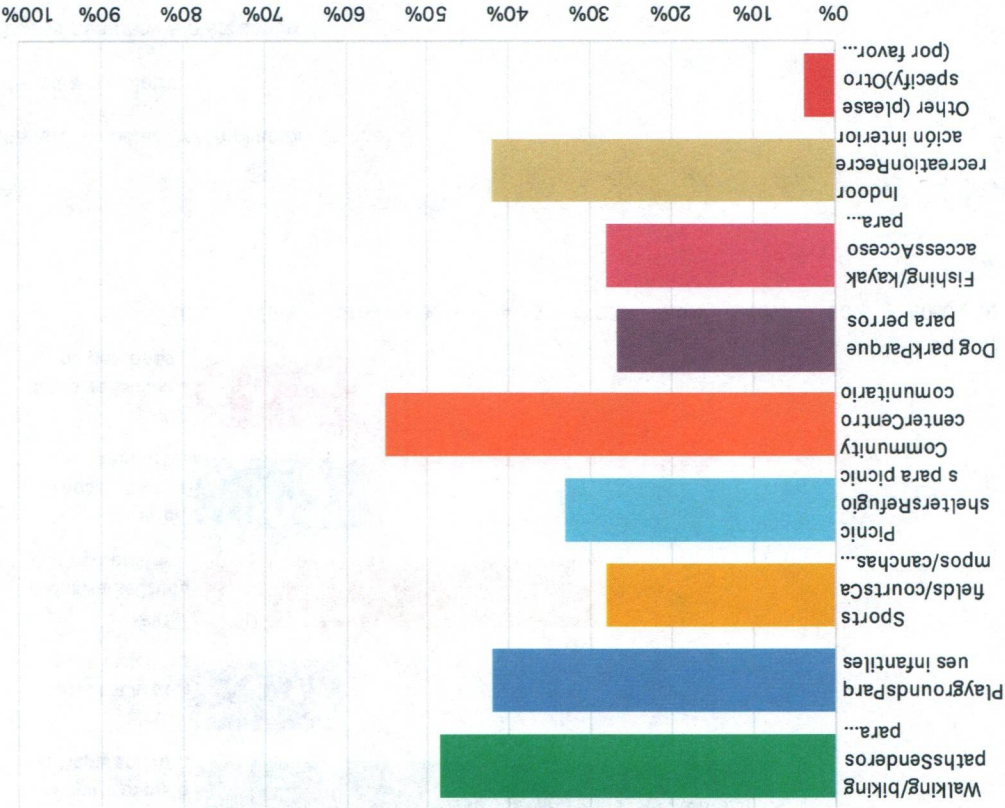
Answered: 79 Skipped: 3



ANSWER CHOICES	RESPONSES	
Sidewalk repair/expansionReparación/ampliación de aceras	68.35%	54
Bicycle lanesCarriles para bicicletas	17.72%	14
Safer crosswalksCruces peatonales más seguros	51.90%	41
Public transportationTransporte público	21.52%	17
ADA crosswalksPasos de peatones accesibles para personas con discapacidad	20.25%	16
Total Respondents: 79		

Q14 What recreation amenities would you like see expanded or added? (Select all that apply)? Qué servicios recreativos le gustaría que se ampliaran o añadieran? (Seleccione todo lo que corresponda)

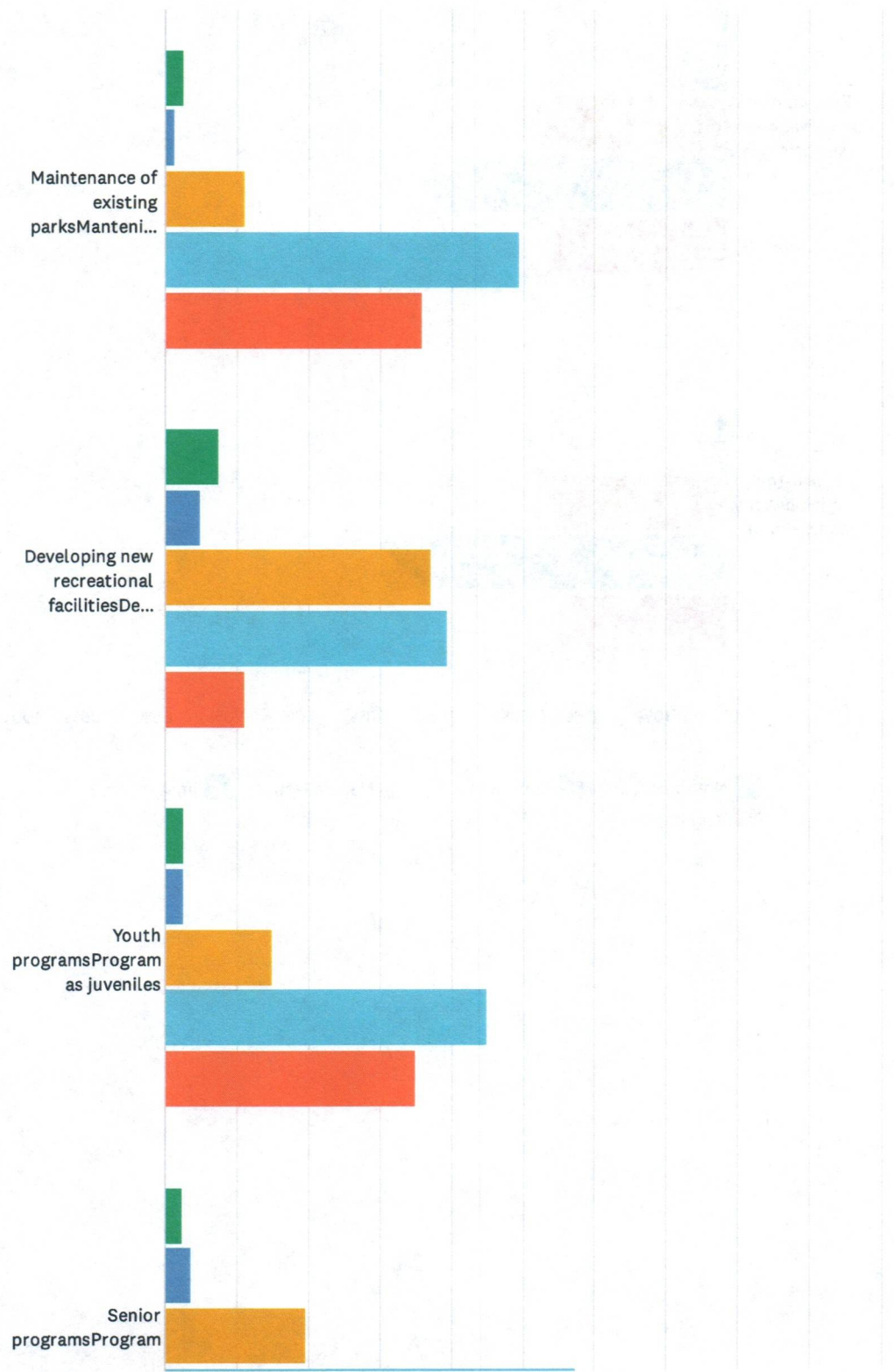
Answered: 78 Skipped: 4

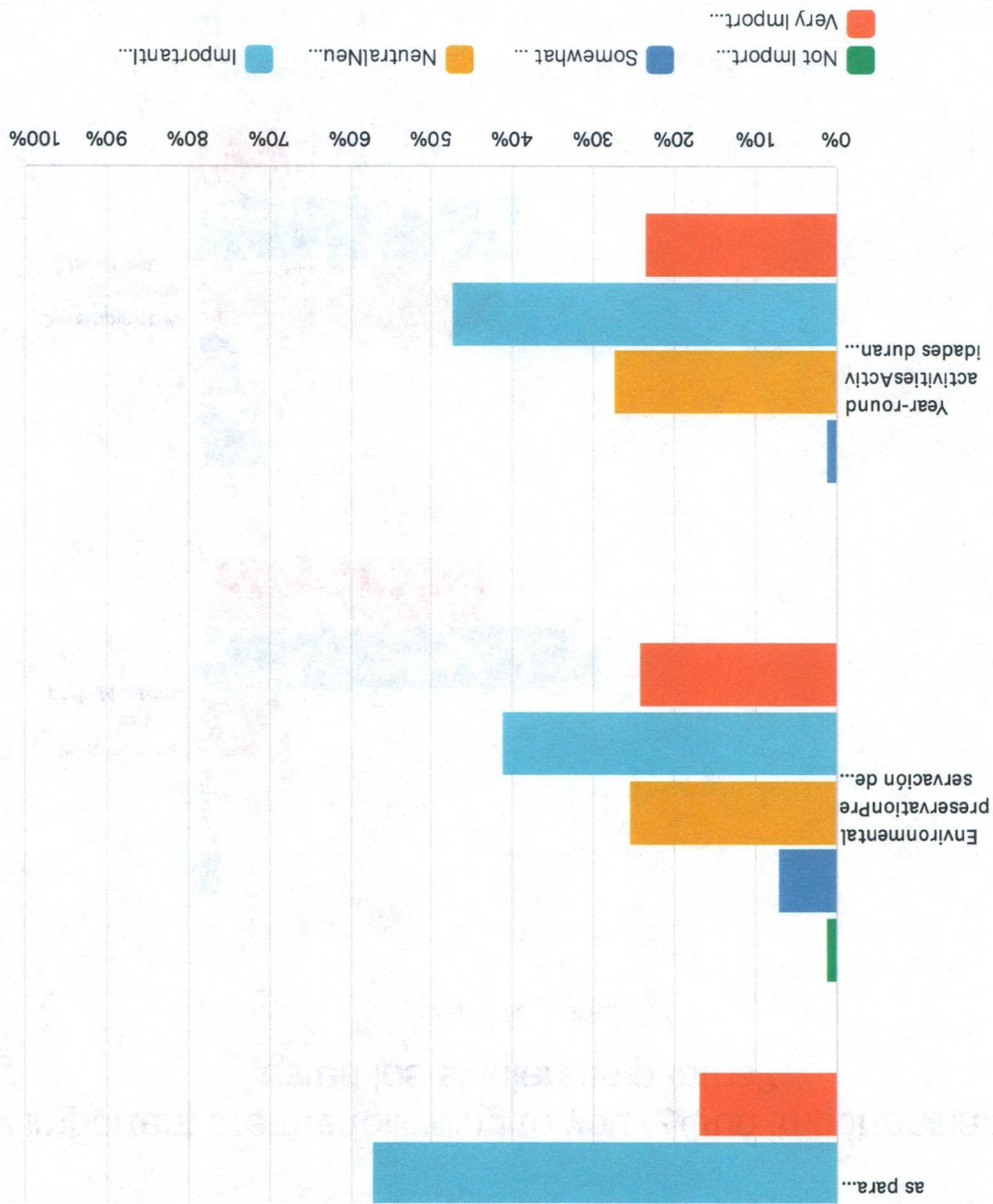


ANSWER CHOICES		RESPONSES
Walking/biking pathsSenderos para caminar/andar en bicicleta	38	48.72%
PlaygroundsParques infantiles	33	42.31%
Sports fields/courtsCampos/canchas deportivas	22	28.21%
Picnic sheltersRefugios para picnic	26	33.33%
Community centerCentro comunitario	43	55.13%
Dog parkParque para perros	21	26.92%
Fishing/kayak accessAcceso para pesca/kayak	22	28.21%
Indoor recreationRecreación interior	33	42.31%
Other (please specify)Otro (por favor especifique)	3	3.85%
Total Respondents: 78		

Q15 How important are the following to you?¿Qué importancia tienen para usted los siguientes puntos?

Answered: 82 Skipped: 0





City of Bangor Public Survey Encuesta Pública de la Ciudad de Bangor

	NOT IMPORTANTNO IMPORTANTE	SOMEWHAT NOT IMPORTANTUN POCO IMPORTANTE	NEUTRALNEUTRAL	IMPORTANTIMPORTANTE	VERY IMPORTANTM IMPORTANTE
Maintenance of existing parksMantenimiento de parques existentes	2.47% 2	1.23% 1	11.11% 9	49.38% 40	35.8
Developing new recreational facilitiesDesarrollar nuevas instalaciones recreativas	7.41% 6	4.94% 4	37.04% 30	39.51% 32	11.1
Youth programsProgramas juveniles	2.50% 2	2.50% 2	15.00% 12	45.00% 36	35.0
Senior programsProgramas para personas mayores	2.44% 2	3.66% 3	19.51% 16	57.32% 47	17.0
Environmental preservationPreservación del medio ambiente	1.22% 1	7.32% 6	25.61% 21	41.46% 34	24.5
Year-round activitiesActividades durante todo el año	0.00% 0	1.25% 1	27.50% 22	47.50% 38	23.7

Q16 What is one thing the City of Bangor should prioritize in the next 5-10 years?
¿Qué es lo que la ciudad de Bangor debería priorizar en los próximos 5 a 10 años?

Answered: 59 Skipped: 23

Q17 Do you have any additional comments or suggestions for the Master Plan? ¿Tiene algún comentario o sugerencia adicional para el Plan General?

Answered: 26 Skipped: 56