

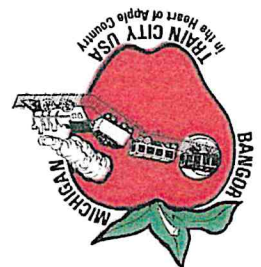
CITY OF BANGOR

Planning Commission

REGULAR MEETING AGENDA

Mar 14, 2024 7:00 PM

257 West Monroe Street
Bangor, Michigan 49013



1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF PLANNING COMMISSION MINUTES:

a. Approval of Regular PLANNING COMMISSION minutes for 12/20/2023

6. OTHER REGULAR BUSINESS (RESOLUTIONS, PROCLAMATIONS, REPORTS, AND PRESENTATIONS)

a. XXXX

7. OPPORTUNITY FOR PUBLIC COMMENT (PLEASE KEEP COMMENTS TO WITHIN 3 MINUTES)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Discuss the planning commission Ordinance No. 278 that replaced 125.20 - 152.24

b. Van Buren County Transit Site plan

c. Lot Combination Spillication - Parcel 80-54-503-004-00 "223 Main St" & 80-54-503-007-00 "247 Main St"

10. OPPORTUNITY FOR PUBLIC COMMENT (PLEASE KEEP COMMENTS TO WITHIN 3 MINUTES)

11. BOARD MEMBER COMMENTS

12. ADJOURNMENT

PLEASE NOTE: AUDIENCE PARTICIPATION

Under "Opportunity for Public Comment," members of the audience may address the Commission, please limit your comments to three minutes or less per item. When asked please state your first and last name and address.

The proposed process for items listed under agenda items above shall be as follows:

1. Announcement of the agenda item by the Chairperson.
2. Verbal report provided.
3. The chairman asks Board members if they have any questions to clarify the report.
4. Motion is made by a Board member and seconded by another Board member.
5. The chairman then calls on Board members to discuss the motion if board members wish to discuss it.

Bangor Planning Commission
Regular Meeting
December 20, 2023, 7:00 PM

1. **Call To Order:** The meeting was called to Order at 7:01 PM by Zoning Administrator William Murphy Jr.

2. **Pledge of Allegiance:** Pledge recited by all present.

3. **Roll Call:** Present Yvonne Beasley, Adam Burrows, Dave Markel, Kevin Gruetzmacher, Carla Gray, Jeremy Uplinger, Steve Honeycutt and Lynne Farmer. Absent Dick Watkins.

4. **Approval of the Agenda:** Motion by Lynne Farmer to accept the agenda as presented. Support by Carla Gray. Motion Carried.

5. **Approval of Planning Commission Minutes:** No minutes were available.

6. **Other Regular Business:** (resolutions, Proclamations, Reports and Proclamations). None.

7. **Opportunity for Public Comment:** (Please keep your comments to three minutes). None

8. **Unfinished Business:** None.

9. **New Business:**
a. Review and discuss the breakdown of the Planning Commission Ordinance 125.20-152.24.

b. Elect Chairperson: Carla Gray moved to elect Dick Watkins Chairperson. Support by Yvonne Beasley. **Roll Call Vote:**Ayes: Yvonne B., Adam B., Dave M., Kevin G., Carla G., Steve H., and Lynne F. Nays: None. Absent: Dick Watkins Motion Carried.

c. Elect Vice Chairperson: Carla Gray moved to elect Steve Honeycutt as Vice Chairperson. Support by Adam Burrows. **Roll Call Vote:** Ayes: Yvonne B., Adam B., Dave M., Kevin G., Carla G., Jeremy U., Steve H., and Lynne F. Nays: None Absent Dick Watkins.

d. Elect Secretary: Dave moved to elect Steve Honeycutt Secretary. Support by Yvonne Beasley. Roll Call Vote: Ayes: Yvonne B., Adam B., Dave M., Levin G., Carla G., Jeremy U., Steve H. and Lynne Farmer. Nays: None. Absent Dick Watkins.

e. Review 2024 Meeting Dates and Times set by the City Council. Dave Markel moved to Move the meeting times to the second Thursday of the Month at 7 am. Support by Carla Gray. Motion Carried.

f. FYI- City Ditch Clean out and extension of 150 Industrial Park Road.

g. Land split Black River Road parcel 80-54-651-001-01Carla Gray moved to send this to the Council for final approval. Support by Adam Burrows. Motion Carried.

h. FYI Land Use Midwest Energy and Communications- install fiber optic cables.

i. Recommendation to have a public hearing for the Planning Commission ordinance update. Jeremy moved to table this until the next meeting. Support by Steve Honeycutt. Motion Carried.

10. Opportunity for Public Comments: (Please keep your comments to three minutes). None.

11. Board member Comments: Dave Markel asked who was responsible for the Agenda. William Murphy Jr said he was—no other board comments.

12. Adjournment: Motion by Dave Markel to adjourn the meeting at 7:30 PM. Support by Adam Burrows. Motion Carried. Respectfully Submitted by Lynne M Farmer.

City of Bangor
Van Buren County

Ordinance to Confirm the Establishment of a
Planning Commission with Zoning Authority
Ordinance No. 278

Preamble

An ordinance to confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Bangor City Planning Commission (Ord. 46, passed 1-9-61); provide for the composition of that planning commission; provide for the powers, duties and limitations of that planning commission; and repeal any ordinance or parts of ordinances or resolutions in conflict with this ordinance.

THE CITY OF BANGOR, VAN BUREN COUNTY, MICHIGAN, ORDAINS:

Section 1: Scope, Purpose and Intent

This ordinance is adopted pursuant to the authority granted the City Council under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq., to establish a planning commission with the powers, duties and limitations provided by those Acts and subject to the terms and conditions of this ordinance and any future amendments to this ordinance. [MCLs 125.3811 and 125.3883]

The purpose of this ordinance is to provide that the Bangor City Council shall hereby confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Bangor City Planning Commission formerly established under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq.; to identify the officers and the minimum number of meetings per year of the planning commission; and to prescribe the authority, powers and duties of the planning commission. [MCLs 125.3811 and 125.3883]

Section 2: Establishment and Membership

- A. The City Council hereby confirms the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Bangor City Planning Commission formerly established under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq.;
- B. Membership of the planning commission shall be as set forth in the Bangor City Charter;
- C. Appointment of members shall be the same as provided for in the Bangor City Charter;
- D. Members of the Bangor City Planning Commission as of the effective date of this Ordinance shall, except for an ex officio member whose remaining term on the planning commission shall be limited to his or her term on the City Council, continue to serve for the remainder of their existing terms so long as they continue to meet all of the eligibility requirements for planning commission membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq.
- [MCLs 125.3811, 125.3815 and 125.3881]

Section 3: Appointments and Terms
The City Mayor, with the approval of the City Council by a majority vote of the members elected and serving, shall appoint all planning commission members, including the ex officio member. [MCL 125.3815]

The planning commission members, other than an ex officio member, shall serve for terms of 3 years each. [MCL 125.3815]

A planning commission member shall hold office until his or her successor is appointed. Vacancies shall be filled for the unexpired term in the same manner as the original appointment. [MCL 125.3815]

Planning commission members shall be qualified electors of the City, except that one planning commission member may be an individual who is not a qualified elector of the City. The membership of the planning commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the City, in accordance with the major interests as they exist in the City, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the City to the extent practicable. [MCL 125.3815]

One member of the City Council shall be appointed to the planning commission as an ex officio member. [MCL 125.3815]

An ex officio member has full voting rights. An ex officio member's term on the planning commission shall expire with his or her term on the City Council. [MCLs 125.3803 and 125.3815]

No other elected officer or employee of the City is eligible to be a member of the planning commission. [MCL 125.3815]

Section 4: Removal

The City Council may remove a member of the planning commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. [MCL 125.3815]

Section 5: Conflict of Interest

Before casting a vote on a matter on which a planning commission member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the planning commission. Failure of a member to disclose a potential conflict of interest as required by this ordinance constitutes malfeasance in office. For the purposes of this section, the planning commission shall define conflict of interest in its bylaws.

Section 6: Compensation

The planning commission members may be compensated for their services as provided by City Council resolution. The planning commission may adopt bylaws relative to compensation and expenses of its members for travel when engaged in the performance of activities authorized by the City Council, including, but not limited to, attendance at conferences, workshops, educational and training programs and meetings. [MCL 125.3823]

Unless rescinded by the City, any plan adopted or amended under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq. need not be readopted under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq. [MCL 125.3881]

Final authority to approve a master plan or any amendments thereto shall rest with the planning commission unless the City Council passes a resolution asserting the right to approve or reject the master plan. [MCL 125.3843]

Under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., and other applicable planning statutes, the planning commission shall make a master plan as a guide for development within the City's planning jurisdiction. [MCLs 125.3807 and 125.3831]

Section 10: Authority to Make Master Plan

The planning commission shall make an annual written report to the City Council concerning its operations and the status of the planning activities, including recommendations regarding actions by the City Council related to planning and development. [MCL 125.3819]

Section 9: Annual Report

The planning commission shall keep a public record of its resolutions, transactions, findings, and determinations. A writing prepared, owned, used, in the possession of, or retained by a planning commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq. [MCLs 125.3819 and 125.3821]

The business that the planning commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, MCL 15.261, et seq. [MCL 125.3821]

Unless otherwise provided in the planning commission's bylaws, a special meeting of the planning commission may be called by the chairperson or by 2 other members, upon written request to the secretary. Unless the bylaws otherwise provide, the secretary shall send written notice of a special meeting to planning commission members at least 48 hours before the meeting. [MCL 125.3821]

The planning commission shall hold at least 4 regular meetings each year, and shall by resolution determine the time and place of the meetings.

The planning commission shall adopt bylaws for the transaction of business. [MCL 125.3819]

Section 8: Bylaws, Meetings and Records

The planning commission may also appoint advisory committees whose members are not members of the planning commission. [MCL 125.3817]

The planning commission shall elect a chairperson and a secretary from its members, and may create and fill other offices as it considers advisable. An ex officio member of the planning commission is not eligible to serve as chairperson. The term of each office shall be 1 year, with opportunity for reelection as specified in the planning commission bylaws. [MCL 125.3817]

Section 7: Officers and Committees

Section 11: Zoning Powers

The City Council hereby confirms the transfer of all powers, duties, and responsibilities provided for zoning boards or zoning commissions by the former Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq.; the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq.; or other applicable zoning statutes to the Bangor City Planning Commission formerly established under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq. Any existing zoning ordinance shall remain in full force and effect except as otherwise amended or repealed by the City Council.

Section 12: Subdivision and Land Division Recommendations

The planning commission may recommend to the City Council provisions of an ordinance or rules governing the subdivision of land. Before recommending such an ordinance or rule, the planning commission shall hold a public hearing on the proposed ordinance or rule. The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the City.

The planning commission shall review and make recommendation on a proposed plat before action thereon by the City Council under the Land Division Act, Public Act 288 of 1967, MCL 560.101, et seq. Before making its recommendation, the planning commission shall contain the name and address of the proprietor or plat. A plat submitted to the planning commission shall be sent, Not less than 15 days before the date of the hearing, notice of the date, time and place of the hearing shall be sent. Similar notice shall be mailed to the owners of land immediately adjoining the proposed platted land. [MCL 125.3871]

Section 13: Severability

The provisions of this ordinance are hereby declared to be severable, and if any part is declared invalid for any reason by a court of competent jurisdiction, it shall not affect the remainder of the ordinance, which shall continue in full force and effect.

Section 14: Repeal

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. The resolution or ordinance establishing the Bangor City Planning Commission under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq., is hereby repealed.

Section 15: Effective Date

This ordinance shall take effect on the date of its publication. [MCLs 125.3301, 125.3811 and 125.3881]

MOTION BY: COUNCIL MEMBER TANNER, SUPPORTED BY: MAYOR PRO TEM FARMER

AYES: KOENIG, TANNER, HICKS, BATOR, FRY, FARMER, HOUSEHOLDER

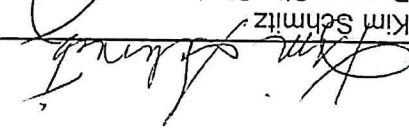
NAYS: NONE

ABSENT: NONE

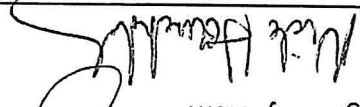
Ordinance declared adopted.

CERTIFICATE

The undersigned, as the duly elected and acting clerk of the City, hereby certifies that this ordinance was duly adopted by the City Council at a regular meeting of said council, at which a quorum was present, held on August 18, 2014 and that copies of the ordinance were transmitted and published as directed.



 Kim Schmitz
 Bangor City Clerk



 Nick Householder
 Bangor City Mayor

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Applicant's Signature

I hereby grand permission for members of the City of Bangor (Planning Commission, Board of Appeals, City Council) to enter the above-described property (or as described in the attached) for the purpose of gathering information related to this application, request or proposal. (Note: This is optional and will not affect any decision on your application.)

Applicant's Signature

[Handwritten Signature]

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Description of Proposed Use/Request (attach additional sheets as necessary)
Addition of new office space to existing offices

Permanent Parcel Number: 80-54-812-058-15
Current Zoning of Parcel: I-1
Parcel Size: 2.98 Acres
Address or Location of Parcel/Property: 610 David Walton Drive

Property Information

Name: Van Buren County Transit
Address: 610 David Walton Drive
City: Bangor
State: MI
Zip: 49013
Telephone: (269) 427-7377
Owner of the property for which the action is requested (if different than above)

Name: Carmi Design Group
Address: 210 E Main Street
City: Niles
State: MI
Zip: 49120
Telephone: (269) 663-5073
Application Being Submitted by (Please print)

- Rezoning Request \$600
- Site Plan Review \$75
- Planned Unit Development \$75
- Other
- Special Use Permit \$75
- Variance Request \$75
- Home Occupation Request \$75

THIS APPLICATION IS FOR: (Check One)

LAND USE APPLICATION



257 West Monroe Street
Bangor, Michigan 49013
Telephone: 269.427.5831
Facsimile: 269.427.7919
www.bangormi.org

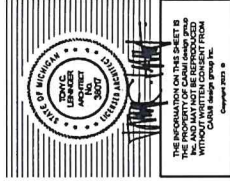
CITY OF BANGOR

CITY USE ONLY	
<input type="checkbox"/> Fee Paid	Amount: \$ _____
<input type="checkbox"/> Submitted Materials	
Date Rec'd:	Rec'd By:



GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
2. TOPSOIL AND SEEDING PLUS STORM PROTECTION.



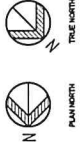
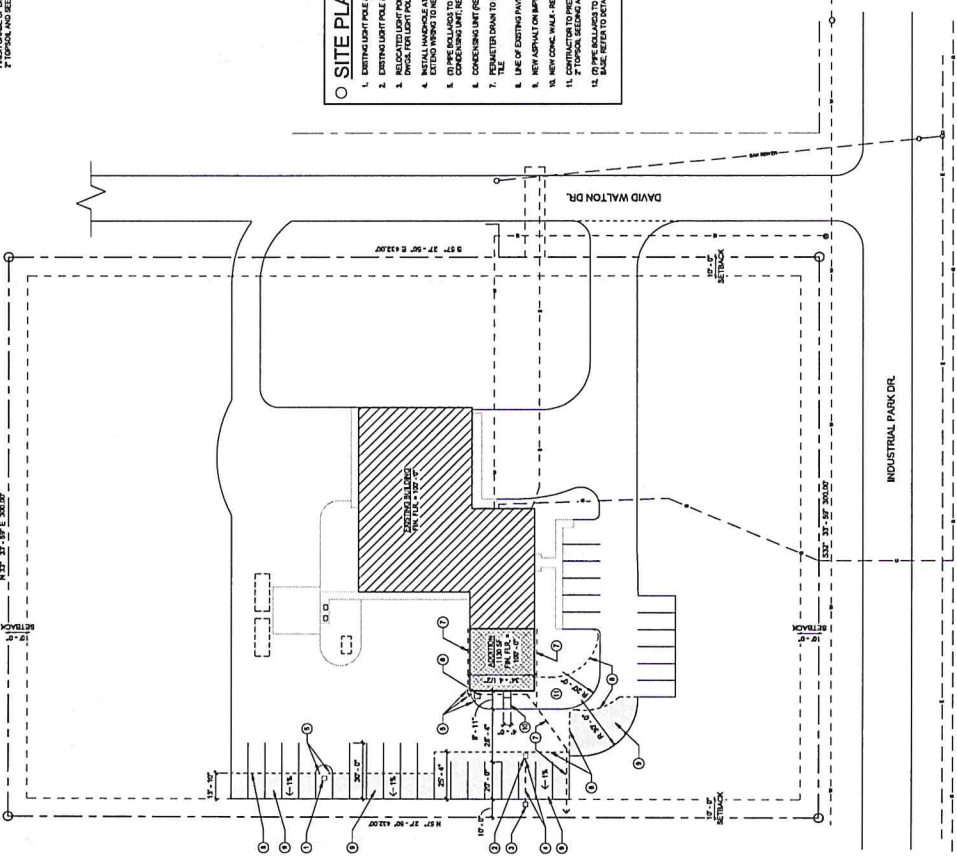
VAN BUREN COUNTY PUBLIC TRANSIT
OFFICE ADDITION
BANGOR, MICHIGAN 49813

NO.	ISSUED	DATE

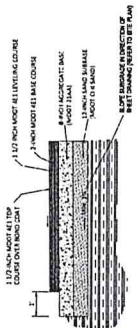
DATE	1-25-2024
PROJECT #	2023.032
DRAWN BY	COG
CHECKED BY	TCL

SITE PLAN & DETAILS
C1.1

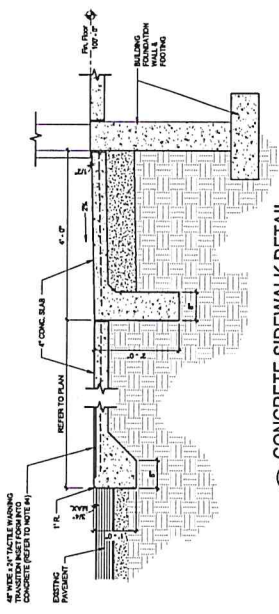
- SITE PLAN KEYNOTES**
1. EXISTING LIGHT POLE & BASE (TO REMAIN)
 2. EXISTING LIGHT POLE & BASE TO BE RELOCATED
 3. RELOCATED LIGHT POLE & BASE (REFER TO ELECTRICAL DWG. FOR LIGHT POLE BASE DETAIL)
 4. EXISTING WALKWAY TO BE RELOCATED TO NEW LOCATION TO ACCOMMODATE LIGHT POLE
 5. ON THE WALKWAY TO PROTECT CORNER OF EXISTING CONCOURSE LINE (REFER TO DETAIL 3 J 81.9)
 6. CONCOURSE LINE (REFER TO MECH/ELECTRICAL DWG.)
 7. PERIMETER DRAIN TO DRAINAGE - F PERFORMED BY OWNER
 8. LINE OF EXISTING PAVEMENT
 9. NEW ASPHALT ON IMPROVED SUBGRADE (REFER TO DETAIL 2 J C1.1)
 10. NEW CONC. WALKWAY - REFER TO DETAIL 3 J C1.1
 11. CONTRACTOR TO PROTECT THE AREA FOR PUMP, SOIL, AND ELECTRICAL UTILITIES
 12. ON THE WALKWAY TO PROTECT EXISTING LIGHT POLE & BASE (REFER TO DETAIL 3 J 81.9)



1 SITE PLAN
1" = 32'



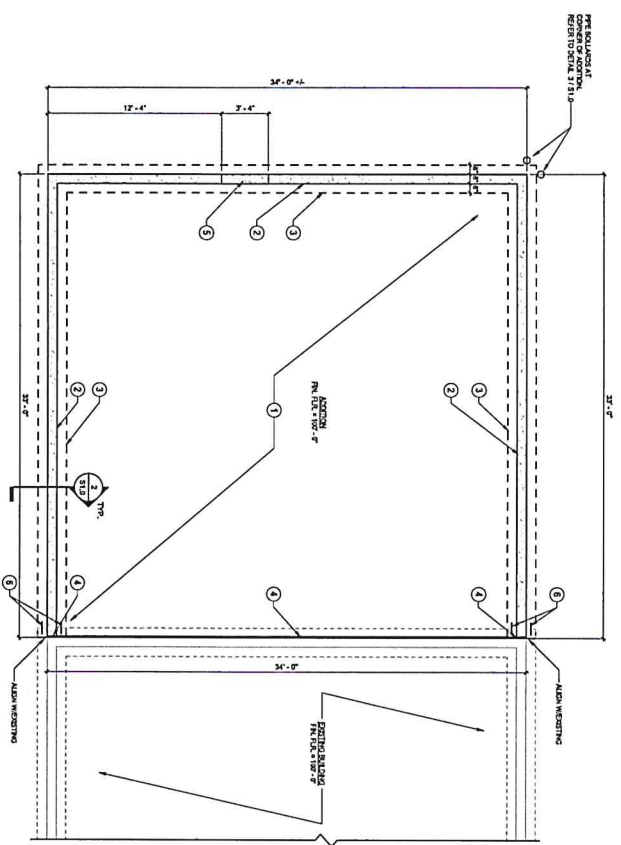
2 HEAVY DUTY PAVEMENT DETAIL
NOT TO SCALE



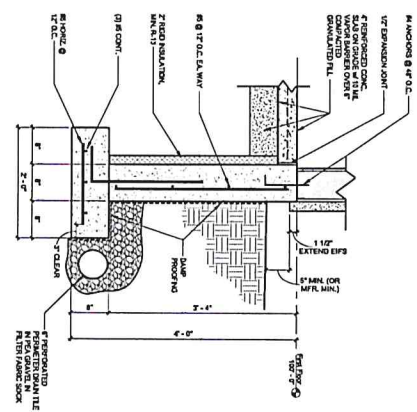
3 CONCRETE SIDEWALK DETAIL
3/4" = 1'-0"

- NOTES:**
1. 1/4" WIRE TIE TO BE PLACED AT 1'-0" DEPTH AT 4" INTERVALS
 2. WALKWAY SHALL BE PLACED ADJACENT TO CURB AND CONC. CURB SHALL BE 10" HIGH
 3. PROVIDE EQUALIZATION JOINTS WHERE PAVEMENT ABUTS EXISTING PAVEMENT
 4. PROVIDE EQUALIZATION JOINTS WHERE PAVEMENT ABUTS EXISTING STRUCTURES OR OTHER PAVEMENTS
 5. PROVIDE EQUALIZATION JOINTS WHERE PAVEMENT ABUTS EXISTING CURBS
 6. PROVIDE EQUALIZATION JOINTS WHERE PAVEMENT ABUTS EXISTING WALKWAYS
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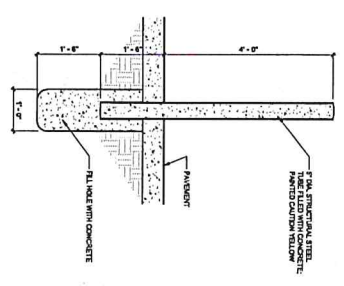
1 FOUNDATION PLAN
1/26/16



2 FOUNDATION DETAIL
1/26/16

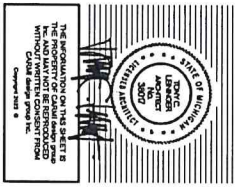


3 PIPE BOLLARD DETAIL
1/26/16



GENERAL NOTES

- A. TOP OF SLAB ELEVATION = 107'-0"
- KEYNOTES**
1. REINFORCED CONCRETE SLAB ON GRADE
 2. REINFORCED CONCRETE WALL WITH 1/2\"/>
 - 3. 3\"/>
 - 4. EXHAUSTION JOINT
 - 5. HEAD TOP OF WALL/DOOR FRAME TO TOP OF SLAB, TO ALLOW FLOOR SLAB TO EXTEND OVER OPENING
 - 6. PER NEW CONCRETE FOOTING TO EXISTING W/ 1/2\"/>
 - 7. 1/2\"/>
 - 8. 1\"/>
 - 9. 1\"/>



VAN BUREN COUNTY PUBLIC TRANSIT

OFFICE ADDITION

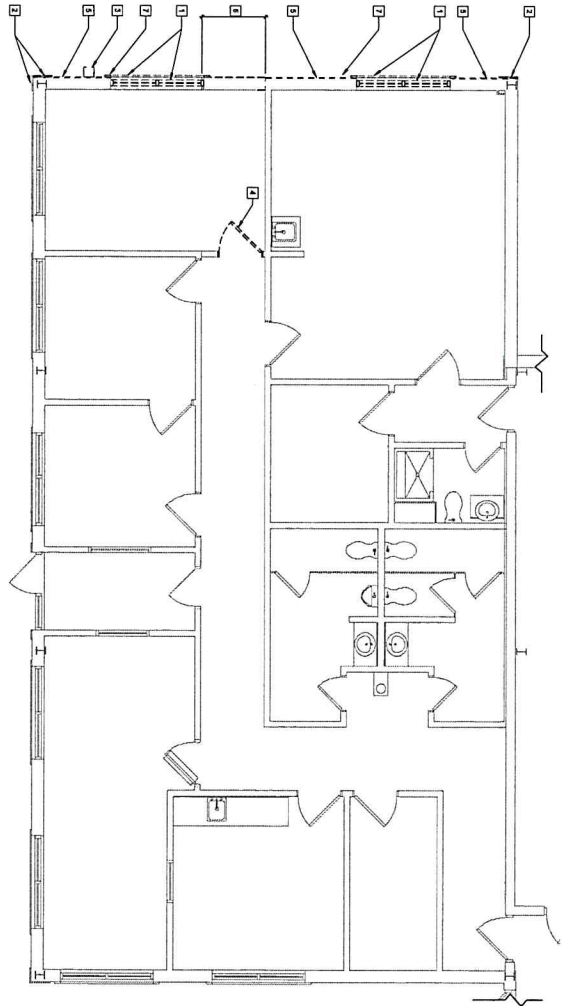
ANN ARBOR, MICHIGAN 48103

NO.	ISSUED	DATE

DATE	1-26-2016
PROJECT #	2013.036
DRAWN BY	CSO
CHECKED BY	TCA

FOUNDATION PLAN & DETAILS

S1.0



1 DEMOLITION PLAN
SHEET 1 OF 1



GENERAL DEMOLITION NOTES

- A. VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFETY OF THE REMAINING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- D. PROJECT ALL PORTIONS OF THE EXISTING BUILDING TO BE DEMOLISHED TO THE FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- E. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- F. ALL DEMOLITION OPERATIONS SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- H. REMOVE EXISTING FINISHES AS REQUIRED TO INSTALL NEW FINISHES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- I. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- J. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- K. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.
- L. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES TO REMAIN.

DEMOLITION KEYNOTES

1. REMOVE EXISTING WINDOW AND SET WINDOW ABOVE
2. REMOVE EXISTING 18" SQUARE AT THE CORNER OF FOOT.
3. REMOVE EXISTING 18" SQUARE AT THE CORNER OF FOOT.
4. REMOVE EXISTING DOOR. LEAVE EXISTING DOOR FRAME IN PLACE.
5. REMOVE EXISTING 2" X 4" SILL AT ENTIRE WIDTH.
6. REMOVE EXISTING 2" X 4" SILL AT ENTIRE WIDTH.
7. REMOVE EXISTING 2" X 4" SILL AT ENTIRE WIDTH.
8. REMOVE EXISTING 2" X 4" SILL AT ENTIRE WIDTH.
9. REMOVE EXISTING 2" X 4" SILL AT ENTIRE WIDTH.
10. REMOVE EXISTING 2" X 4" SILL AT ENTIRE WIDTH.
11. REMOVE EXISTING 2" X 4" SILL AT ENTIRE WIDTH.
12. REMOVE EXISTING 2" X 4" SILL AT ENTIRE WIDTH.

DEMOLITION PLAN LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED



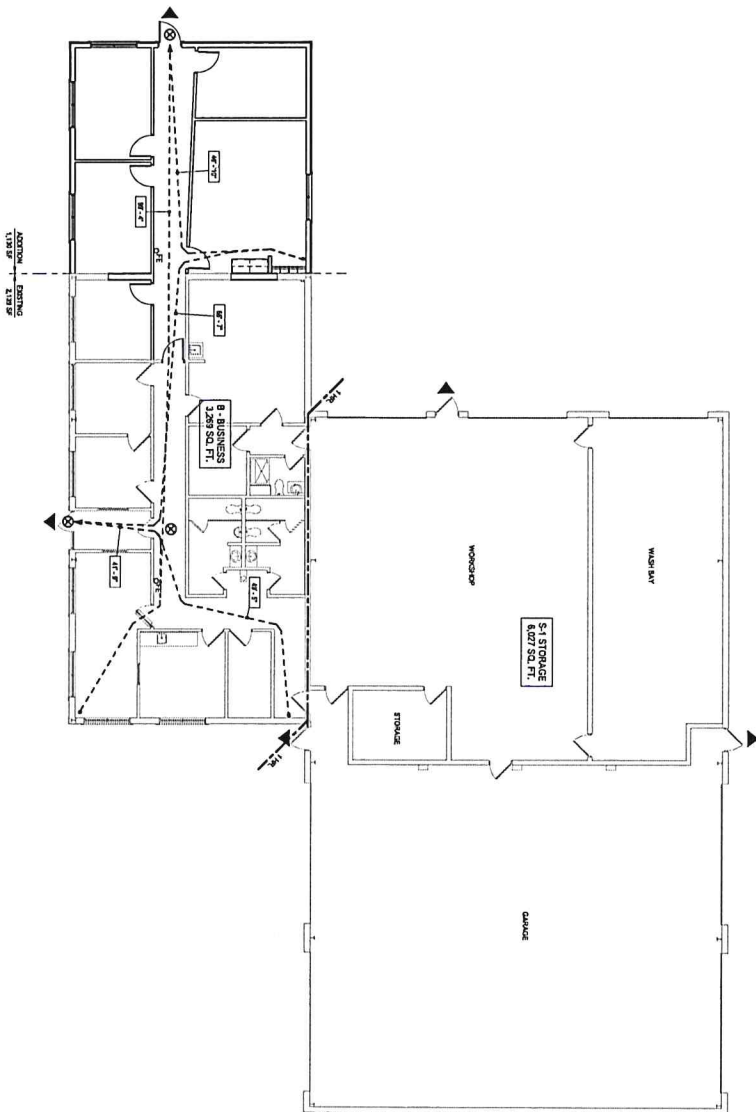
VAN BUREN COUNTY PUBLIC TRANSIT
OFFICE ADDITION

BAYLON, MICHIGAN 49013

NO.	ISSUED	DATE

DATE	1-26-2024
PROJECT #	2023.035
DRAWN BY	CHECKED BY
DATE	DATE

DEMOLITION PLAN
D1.0



1 LIFE SAFETY PLAN

CODE INFO

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL ELECTRICAL CODE (IEC)
- 2018 INTERNATIONAL ENERGY EFFICIENT CODE (IECC)
- 2018 INTERNATIONAL ENVIRONMENTAL CODE (IEBC)
- 2018 INTERNATIONAL HAZARDOUS MATERIALS CODE (IMC)
- 2018 INTERNATIONAL UNIFORM CODE BOOK
- 2018 INTERNATIONAL WIRE AND CABLE CODE (IWCC)
- SCORE OF PROJECT:
- OFFICE ADDITION TO THE EXISTING OFFICE WING
- OCCUPANCY CLASSIFICATION:
- OFFICE
- EXISTING OFFICE: 1,111 SF
- ADDITION: 1,228 SF
- TOTAL OFFICE AREA: 2,339 SF
- VEHICLE PARKING & MAINTENANCE: 8,171 (EXISTING) 1,487 SF
- CONSTRUCTION TYPE: II
- CONSTRUCTION TYPE: II NON-COMBUSTIBLE
- REQUIRED SEPARATION OF OCCUPANCIES: NONE
- OCCUPANCY LOAD FACTOR:
- VS. 4 ACTUAL
- VS. 4 ACTUAL
- ALLOWED AREA: (ACTUAL) 1,228 SF
- MAKE TRAVEL DISTANCE ALLOWED IN OCCUPANCY USE OF
- MAKE TRAVEL DISTANCE PROVIDED AT ALL LEVELS OF BUILDING
- MAKE TRAVEL DISTANCE PROVIDED AT ALL LEVELS OF BUILDING
- THE FIRE ALARM HAS NO FIRE SUPPRESSION SYSTEM
- S-1 STORAGE < 12,000 SOL. FT.
- MAKE TRAVEL DISTANCE TO THE OCCUPANCIES BY LESS
- OWNERS
- BY 100.2500 SF (ACTUAL) 1,228 SF

LEGEND

- → → → TRAVEL DISTANCE
- ▲ EMT: RETURN TO ELECTRICAL EQUIPMENT FOR ELECTRICAL CONNECTION
- OF PRE-EXISTING WORK
- ⊗ ELEMENTS NOT SHOWN WITH CONNECTION FULL EXTENSION INDICATED (SEE PLAN FOR ELECTRICAL DRAWINGS)
- UN-RELATED CONSTRUCTION



THE INFORMATION ON THIS SHEET IS THE PROPERTY OF ORCHITECTURE + DESIGN INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF ORCHITECTURE + DESIGN INC.

DATE: 1-26-2024

PROJECT #: 2023.035

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

VAN BUREN COUNTY PUBLIC TRANSIT

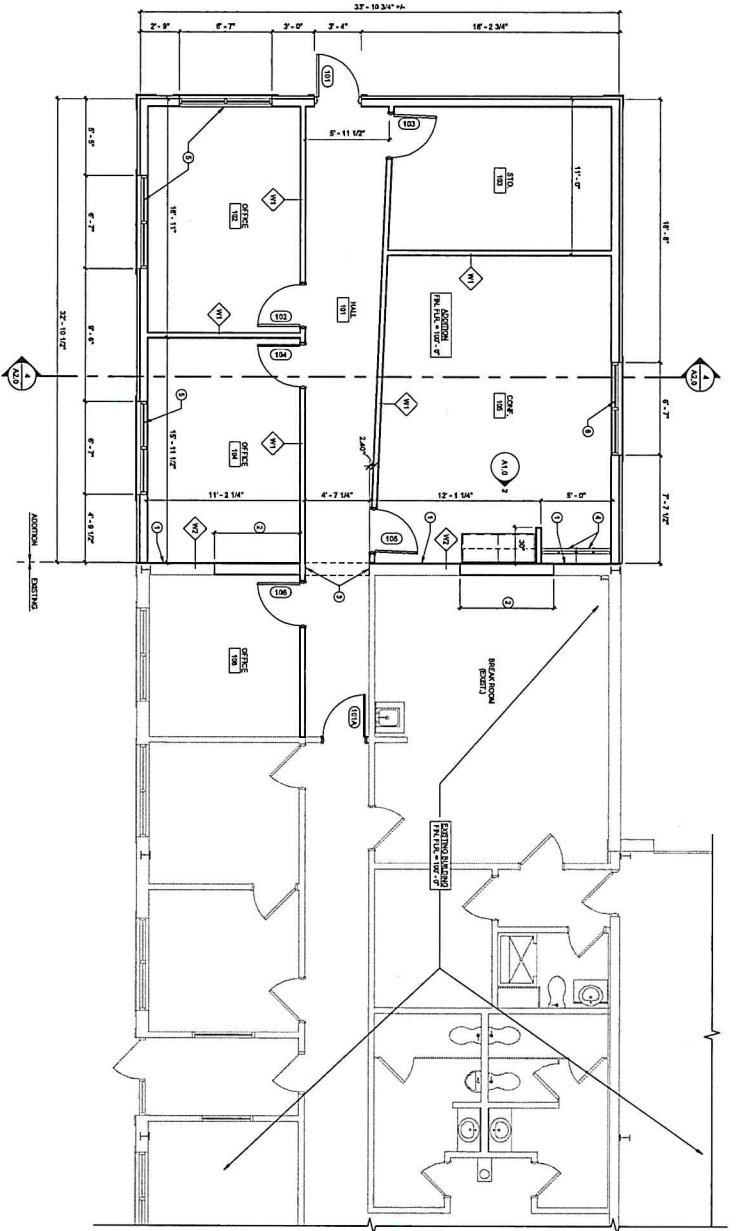
OFFICE ADDITION

BAYCORN, MICHIGAN 49013

NO.	ISSUED	DATE

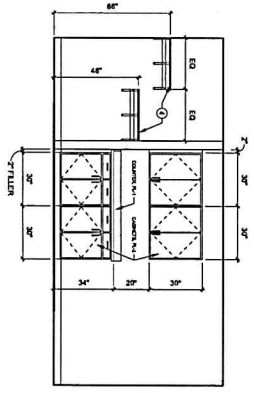
LIFE SAFETY PLAN

A0.0

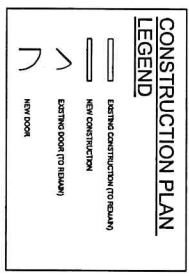
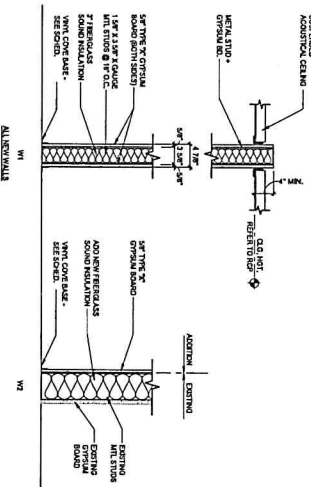


1 FLOOR PLAN
1/8" = 1'-0"

2 SOUTH ELEVATION - CONF. 105
3/8" = 1'-0"



Partition Types
1/4" = 1'-0"



- GENERAL NOTES**
- TOP OF SLAB ELEVATION = 10'-0"
 - DOOR/SWING SHOWING UNLESS NOTED OTHERWISE.
 - 1/2" AND 3/4" DIMENSIONS ARE FINISH WALLS.
 - SEE PARTITION TYPES ON SHEET 11.0 FOR PARTITION WALL CONSTRUCTION, HEIGHT AND SOUND INSULATION.
 - REMOVE EXISTING ROOMS WHERE REQUIRED FOR ACCORDANCE OF FINISHES, SOUND INSULATION, CEILING, AND FLOORING. NOTED OTHERWISE.
 - ALL NEW WALLS TO BE CONSTRUCTED AND FINISHED UNLESS NOTED OTHERWISE.
 - ALL NEW WALLS TO BE LEVEL WITH FINISH FLOOR.
 - SEE RESPONSES FOR VARIOUS EXISTING OVERALL DIMENSIONS, NOTED OTHERWISE FOR DIMENSIONS.
- CONSTRUCTION KEYNOTES**
- NEW OR EXISTING ROOMS ON NORTH SIDE OF EXISTING STATION (NVA) AT EXISTING EXTERIOR WALL.
 - REMOVE EXISTING EXTERIOR WALLS IN THE EASTERN PORTION OF THE OFFICE ADDITION AND RECONSTRUCT WITH NEW EXTERIOR WALLS.
 - FINISH NEW WALLS WITH 1/2" GYPSUM BOARD TO LINE UP EXISTING WALLS WITH NEW WALLS.
 - HEAVY DUTY HANGERS AND JOIST BRACKETS REQUIRED WHERE FINISH FLOOR IS TO BE INSTALLED OVER EXISTING FLOORING. HANGERS TO BE INSTALLED WITH 2x4 BRACKET REFER TO SECTION 12.0 FOR MORE DETAILS. BRACKETS TO BE INSTALLED BY G.C.
 - CONSTRUCTION TO PROVIDE UNUSUALLY REGULAR ROLLS SHIMMER FOR EXTERIOR INTERIOR WALLS. WALLS REFER TO SPEC SECTION 12.04 FOR MORE DETAILS.
 - CONSTRUCTION TO PROVIDE UNUSUALLY REGULAR ROLLS SHIMMER AT SECTION 12.01.

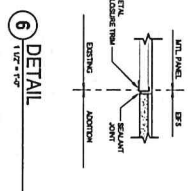
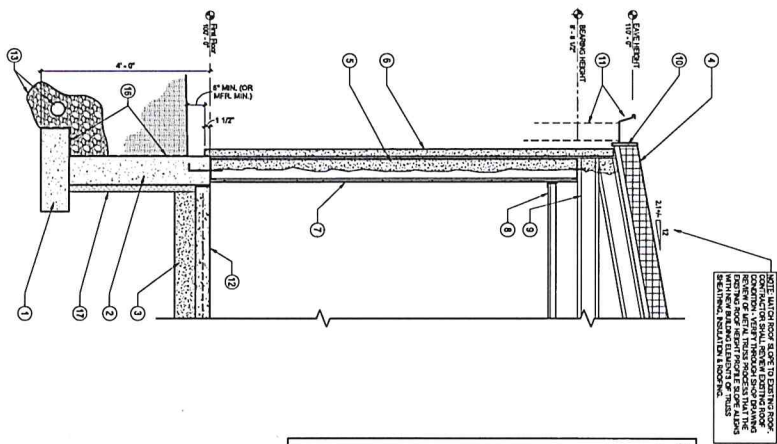
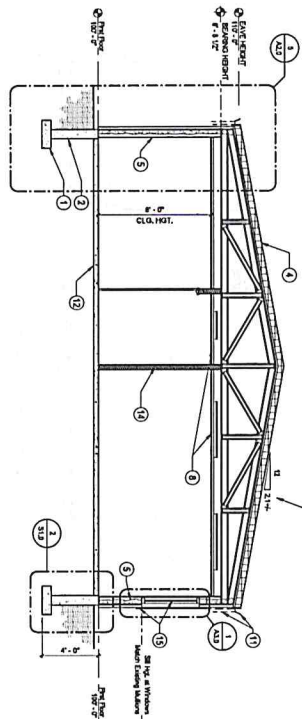
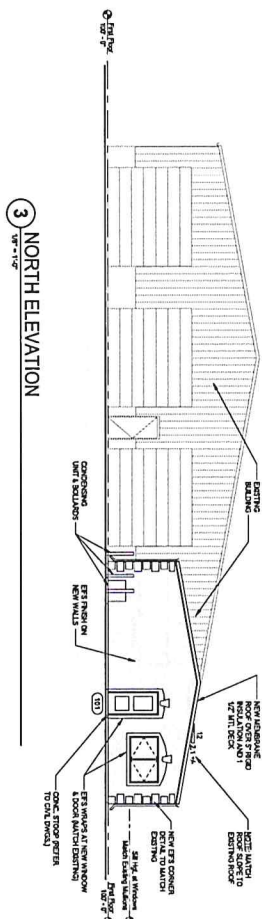
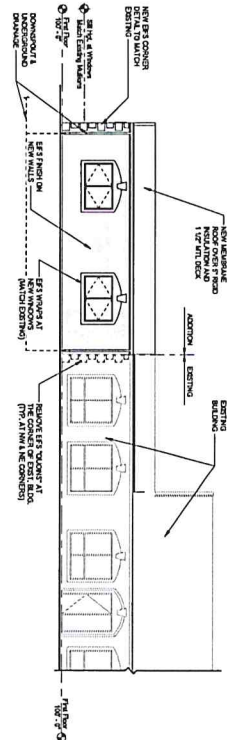
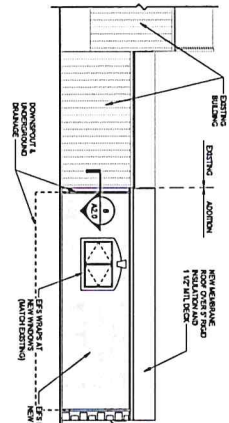


VAN BUREN COUNTY PUBLIC TRANSIT
OFFICE ADDITION
BANGOR, MICHIGAN 49813

NO.	ISSUED	DATE

DATE: 1-26-2024
PROJECT #: 2023105
DRAWN BY: [Signature]
CHECKED BY: [Signature]

FLOOR PLAN
A1.0



- SECTION KEYNOTES**
1. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE LATEST REVISIONS TO THE CONTRACT DOCUMENTS.
 2. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE LATEST REVISIONS TO THE CONTRACT DOCUMENTS.
 3. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE LATEST REVISIONS TO THE CONTRACT DOCUMENTS.
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 16. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE LATEST REVISIONS TO THE CONTRACT DOCUMENTS.
 17. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE LATEST REVISIONS TO THE CONTRACT DOCUMENTS.
 18. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE LATEST REVISIONS TO THE CONTRACT DOCUMENTS.
 19. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE LATEST REVISIONS TO THE CONTRACT DOCUMENTS.
 20. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE LATEST REVISIONS TO THE CONTRACT DOCUMENTS.

EXTERIOR ELEVATIONS & SECTIONS

NO. ISSUED DATE

DATE 1-26-2014

PROJECT # 2013178

DRAWN BY CHECKED BY

CAD

TCL

A2.0

VAN BUREN COUNTY PUBLIC TRANSIT

OFFICE ADDITION

BAYBOR, MICHIGAN 49813

CARMi

30 YEARS

design group inc

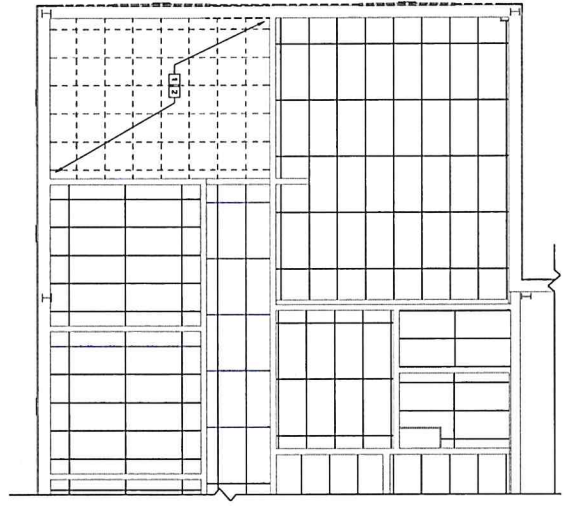
architecture + design

210 S. MAIN STREET, #100, BAYBOR, MI 49813

PH: 531.223.2222

WWW.CARMIDESIGN.COM

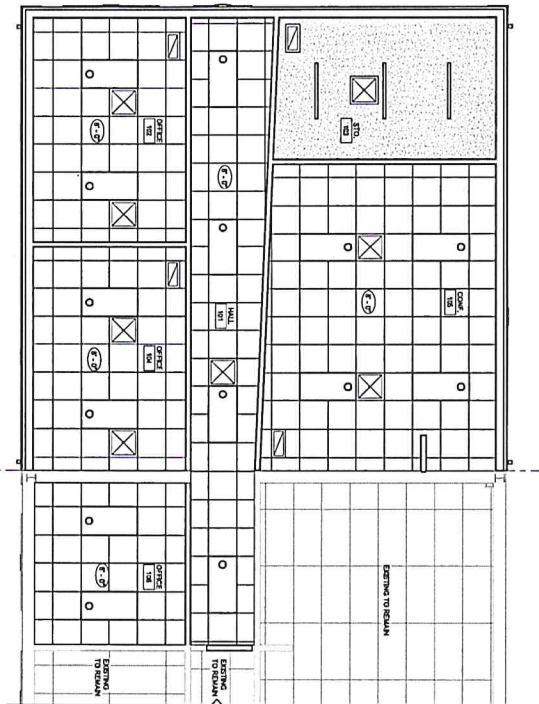
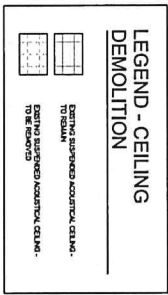




1 DEMOLITION CEILING PLAN
1/4" = 1'-0"



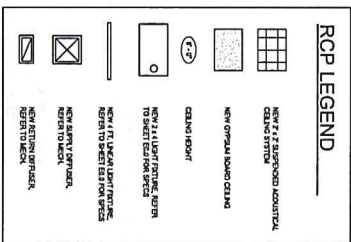
- RCP DEMOLITION KEYNOTES**
- REMOVE EXISTING CEILING LIGHT FIXTURES, LEAVE NEW LOCATIONS TO BE REINSTALLED FROM NEW WORK. SET RELOCATED FROM PLANS AND REFLECTED TO SHEET.
 - REMOVE EXISTING LIGHT FIXTURES & MECHANICAL DIVISIONS (MVD).



2 REFLECTED CEILING PLAN
1/4" = 1'-0"



- RCP KEYNOTES**
- REMOVE EXISTING AND REPLACE WITH NEW EXISTING CEILING.



**VAN BUREN
COUNTY PUBLIC
TRANSIT**

OFFICE ADDITION

BANGOR, MICHIGAN 49813

THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT ARE REQUIRED FOR ALL ARCHITECTURAL PLANS AND SPECIFICATIONS. THIS SEAL IS VALID FOR THE STATE OF MICHIGAN. EXPIRES 12/31/2017.

ARCHITECT
MICHAEL J. BROWN
MICHIGAN ARCHITECT NO. 20027
EXPIRES 12/31/2017

30 YEARS

CARMIL
design group inc

architecture + design
210 S. MAIN STREET, 4TH FLOOR
ANN ARBOR, MI 48106-1447
PH: 734.233.2503
WWW.CARMILDESIGN.COM

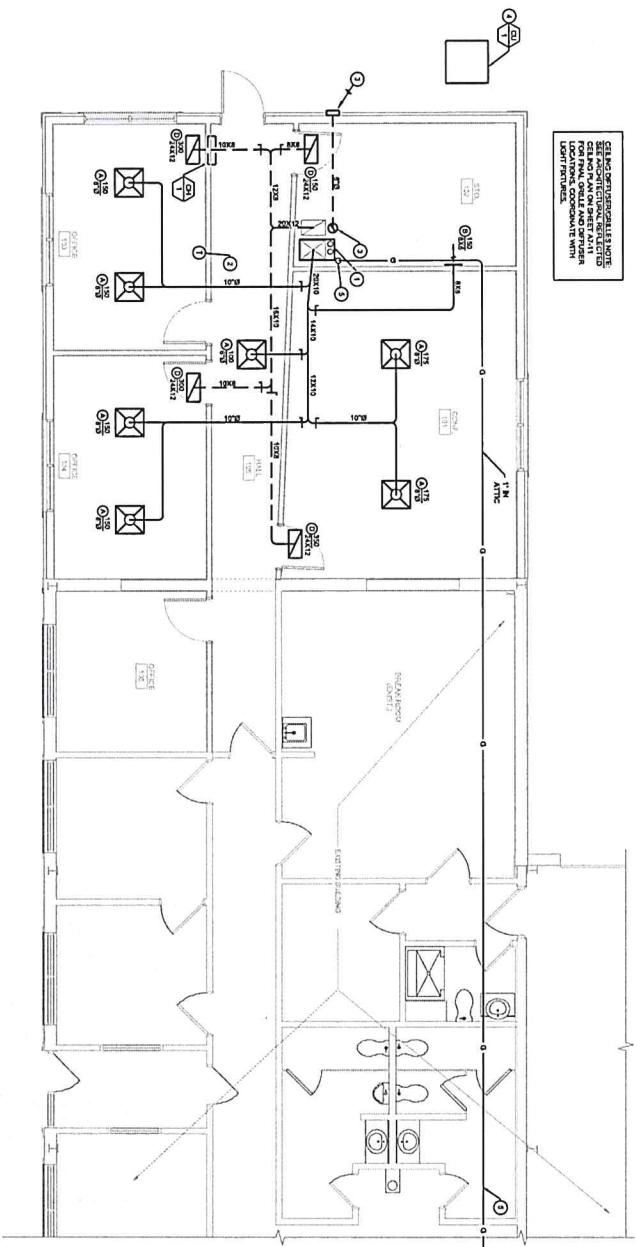
**REFLECTED
CEILING PLANS
& DETAIL**

A4.0

NO.	ISSUED	DATE

DATE: 1-26-2016
PROJECT #: 2013.002
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]

SEE AND REFER TO SCHEDULE 1 FOR FURTHER INFORMATION. SEE AND REFER TO SCHEDULE 1 FOR FURTHER INFORMATION. SEE AND REFER TO SCHEDULE 1 FOR FURTHER INFORMATION.



1 HVAC FLOOR PLAN

MICHIGAN MECHANICAL CODE 2015 VENTILATION SCHEDULE

ROOM NO.	SCHEDULE DESIGNATION	AREA SQ. FT.	NUMBER OF OCCUPANTS	AREA SQ. FT. PER OCCUPANT	ZONE	VENTILATION		TOTAL COOLING LOAD (BTU/H)	TOTAL COOLING LOAD (TONS)	REQUIREMENTS	REMARKS
						CFM	ACH				
101	OFFICE	114	1	114	Office	15	1	114	0.31	15	15
102	OFFICE	114	1	114	Office	15	1	114	0.31	15	15
103	OFFICE	114	1	114	Office	15	1	114	0.31	15	15
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TOTAL		1524	15	101.6		15	1	1524	0.31	15	15

- HVAC PLAN KEYNOTES:**
1. FLOOR AND ROOF RISES SHALL BE AS SHOWN ON ARCHITECTURAL DRAWINGS.
 2. REFRIGERANT LOCATIONS SHALL BE AS SHOWN ON ARCHITECTURAL DRAWINGS.
 3. NEW FLOOR AND ROOF RISES SHALL BE AS SHOWN ON ARCHITECTURAL DRAWINGS.
 4. NEW CONDENSING UNIT AND LINE SETS SHALL BE AS SHOWN ON ARCHITECTURAL DRAWINGS.
 5. CONNECT NEW FLOOR AND ROOF RISES TO EXISTING REFRIGERANT LOCATIONS AND CONDENSING UNITS AS SHOWN ON ARCHITECTURAL DRAWINGS.
 6. ALL CONDENSING UNITS SHALL BE AS SHOWN ON ARCHITECTURAL DRAWINGS.



CREATIVE DESIGN
30 YEARS
PHONE: (734) 441-1111



210 E. WASHINGTON ST., SUITE 400
ANN ARBOR, MI 48106-1303
PHONE: (734) 769-1111



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VAN BUREN PUBLIC TRANSIT

NEW OFFICE ADDITION

BAYBOR, MICHIGAN

NO.	ISSUED	DATE

PROJECT # 2023.105

DATE 01-20-2024

DRAWN BY [Name]

CHECKED BY [Name]

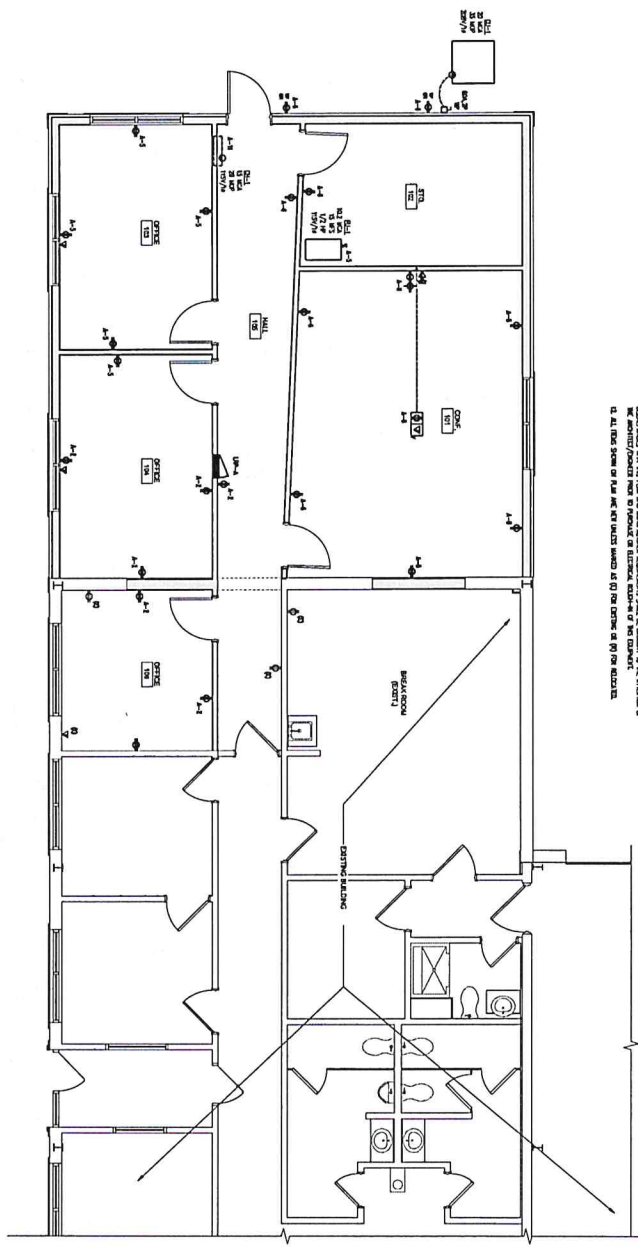
PROJECT # 2023.105

DATE 01-20-2024

DRAWN BY [Name]

CHECKED BY [Name]

HVAC PLAN



GENERAL POWER NOTES:

1. ALL ELECTRICAL SYMBOLS AND DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE SYMBOL UNLESS OTHERWISE NOTED.
2. ALL ELECTRICAL SYMBOLS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE SYMBOL UNLESS OTHERWISE NOTED.
3. ALL ELECTRICAL SYMBOLS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE SYMBOL UNLESS OTHERWISE NOTED.
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10. ALL ELECTRICAL SYMBOLS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE SYMBOL UNLESS OTHERWISE NOTED.

1 ELECTRICAL POWER PLAN
1/8" = 1'-0"



30 YEARS
CARMIL
design group inc
architecture + design
210 E. LANSING AVE., SUITE 400
ANN ARBOR, MI 48106-1115
TEL: 734.769.1115
WWW.CARMILGROUP.COM

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VAN BUREN PUBLIC TRANSIT OFFICE ADDITION
NEW OFFICE ADDITION
ANN ARBOR, MICHIGAN

NO.	ISSUED	DATE
1	FOR CONSTRUCTION	12-14-23

DATE: 11-15-2023
PROJECT #: 2023108
DRAWN BY: KSS/D
CHECKED BY: DS

ELECTRICAL POWER PLAN
E1.1



CITY OF BANGOR

257 West Monroe Street
Bangor, Michigan 49013
Telephone: 269.427.5831
Facsimile: 269.427.7919
www.bangormi.org

CITY USE ONLY	
<input checked="" type="checkbox"/> Fee Paid	Amount: \$ <u>100.00</u>
<input checked="" type="checkbox"/> Submitted Materials	
Date Rec'd:	<u>2/21/24</u>
Rec'd By:	<u>[Signature]</u>

LOT COMBINATION APPLICATION

THIS APPLICATION IS FOR: *(Check One)*

- Lot Combination \$50 per lot to be combined
Combining two lots into one (1) is \$100; Combining three (3) lots into one is \$150; etc.

Application Being Submitted by (Please print)

Name: Stewart Rissley Telephone: 269-330-0903
 Address: 247 Main Street City: Bangor State: MI Zip: 49013

Owner of the property for which the action is requested (if different than above)

Name: Stewart and Janice Rissley Telephone: 269-330-0903
 Address: 247 Main Street City: Bangor State: MI Zip: 49013

Parent Property Information – The Lots to be Combined

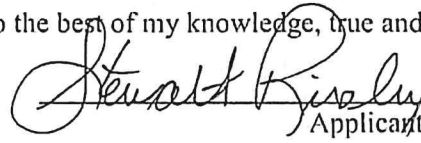
Address or Location of Parcel/Property: 233 Main Street
 Permanent Parcel Number: 80-54-503-004-00
 Current Zoning of Parcel: 401 Residential-Improved Parcel Size: .2 ac (8712 sq ft)

Address or Location of Parcel/Property: 247 MAIN Street
 Permanent Parcel Number: 80-54-503-007-00
 Current Zoning of Parcel: 401 Residential-Improved Parcel Size: 2.12 ac (92,379 sq ft)

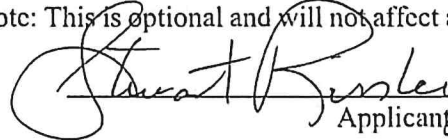
Address or Location of Parcel/Property: NA
 Permanent Parcel Number: 80-54-NA
 Current Zoning of Parcel: NA Parcel Size: NA

SIGNATURES

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.


Applicant's Signature

I hereby ^{grant} ~~grant~~ permission for members of the City of Bangor (Planning Commission, Board of Appeals, City Council) to enter the above-described property (or as described in the attached) for the purpose of gathering information related to this application, request or proposal. (Note: This is optional and will not affect any decision on your application.)

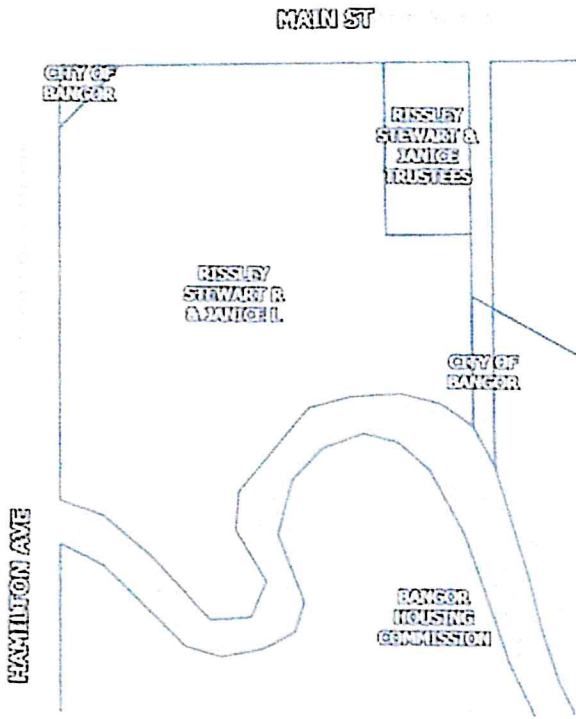

Applicant's Signature

PROCESS

Once your application is received (with all attachments) and your fee is paid, a meeting will be scheduled with the City of Bangor Planning Commission. The Planning Commission will make a recommendation on your application. They may ask for more information or they may recommend your application be amended. If they have all of the information necessary, they will then either recommend the City Council approve or reject your application. Their recommendation is considered at the next City Council meeting. The City Council may accept or reject the Planning Commission's recommendation.

You will be notified of the meeting dates where your request will be heard. You will be notified of the action taken by the Planning Commission and the City Council.

The Planning Commission meets on the 2nd Thursday of each month. The City Council meets on the 1st and 3rd Monday of each month. The meetings are at 7:00 p.m. and are held in the City Council chambers at City Hall. City Hall is located at 257 West Monroe Street in the City of Bangor.



parcel_no	currschdis	curclass	curhome	currmbora	currmbort	ownername	addressall	propcity	state	propzip	ownstradd	owncity	ownst	ownzip	crt	acres	area
80-54-503-004-00	80020	401	100	0	0	RISSLEY STEWART & JANICE TRUSTEES	233 MAIN ST	BANGOR	MI	49013	247 MAIN ST	BANGOR	MI	49013	City of Bangor	0.2	8711.578
80-54-503-007-00	80020	401	100	101900	71761	RISSLEY STEWART R & JANICE L	247 MAIN ST	BANGOR	MI	49013-101	247 MAIN ST	BANGOR	MI	49013	City of Bangor	2.120736	92379.27

