

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
October 10, 2018**

MEMBERS PRESENT: Chair Bruce Calhoun, Vice Chair Dave Shields, Secretary Travis Howell, Greg Dutkiewicz, Rob Hollenback

Attorney David Lattie

Zoning/Planning Administrator Charm Healy

Building Official Matt Place

P.Z.A.OS.CE. Jeremy Smith

MEMBERS ABSENT: Jackie Hoist, Fred Jackson, Paul Snyder, Pat Miller

OTHERS PRESENT: Jim Morey, Jill Reno-Financial Plus, Jeff Thornton-Financial Plus, Michael Pifer-Kraft Engineering

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:00 p.m. at the Davison Township Municipal Building, 1280 N. Irish Road, Davison, MI 48423 and the pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY HOWELL, SECOND BY SHIELDS to approve the September 12, 2018 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

PUBLIC COMMENT

The public comment period was opened at 7:01 p.m. and there were no comments.

OLD BUSINESS

None

NEW BUSINESS

Case #16-SP-2018-2 – Conceptual Site Plan Review –Financial Plus Credit Union

Mike Pifer from Kraft Engineering reviewed the plans for the Financial Plus Credit Union building. He stated the site is located on the south east corner of the Meijer complex out lots. Financial Plus has grown to the point of expansion and the Davison Township area has a large base of customers. There will be three ingress-egress locations, two will be enter and exit and one is strictly for the exit of the drive-up windows. Existing utilities will be used for connection for the site. Lighting will be in accordance with the township standards. Landscaping will be in compliance with the ordinance and all four sides of the site will be landscaped. The existing sidewalk will be used and will be extended where needed. There is more than enough

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parking per the township ordinance, 38 spaces will be constructed. The building will be tans and browns with E.I.F.S., stucco, and brick. The floor plan has been submitted to the township as well.

Jeremy gave the administrative review for the site plan. The applicant is proposing a 3,805 sq. ft. building on one of the Meijer's out lots. The access and circulation, parking, landscaping, signs, site lighting, and dumpster screening all meet the zoning ordinance as required. The engineered drawings will commence after approval of the Planning Commission and we are waiting for the response from the fire department. The Building Department recommends support based on the site plan contains the zoning ordinance requirements for the type of used in a General Commercial Zoning District. The building permits will not be issued until all required Genesee County Agency approvals are received and fees are paid.

There was discussion about where some of the landscaping should be to protect from headlights shining on neighboring buildings and the safety of the customers and employees. It was suggested to move some of the trees to the south east corner of the lot to protect from these incidents. Also if the dumpster area could be reconfigured so the trucks won't have to access the entire parking lot and the signage on the building.

MOTION BY HOWELL, SECOND BY SHIELDS to approve Case #16-SP-2018-2 with the landscaping and dumpster changes as presented. Motion carried unanimously.

TOWNSHIP INFORMATION

The engineer drawing for the Jonna property will be submitted this week.

The Mitchell building has begun fixing the items that they have been cited for.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Travis Howell, Secretary