

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 11, 2017**

MEMBERS PRESENT: Chair Bruce Calhoun, Secretary Travis Howell, Greg Dutkiewicz, Jackie Hoist, Fred Jackson, Kurt Neiswender, Pat Miller

Attorney David Lattie

Building/Planning Administrator Charm Healy

Building/Planning Manager Jeremy Smith

MEMBERS ABSENT: Vice Chair Dave Shields, Paul Snyder

OTHERS PRESENT: William Shedd, Jim Morey, Becky Callis, Joan Lesinski, Donald Haley, Tom Mitchell, Joe Shekitka, Federico Alvarado

CALL TO ORDER

The regular meeting of the Davison Township Planning Commission was called to order at 7:03 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 T. HOWELL, SECOND BY G. DUTKIEWICZ to approve the June 14, 2017 regular meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

OLD BUSINESS

Charm stated that Dr. Harris has put in a full irrigation system and that is now finished.

NEW BUSINESS

Charm introduced Attorney David Lattie who will be taking Attorney Richard Hamilton's position. Mr. Hamilton will be retiring.

Case #16-RZ-77- 1429 S. State Road

The applicant, Donald Haley, 1141 S. State Road, stated that he is looking to purchase the property at 1429 S. State Road for the purpose of relocating Italia Gardens Restaurant.

Jeremy gave the Administrative Review stating the applicant is requesting to rezone 1429 S. State Road. It is currently zoned RU-1 and he would like to change it to General Commercial (GC) for the purpose of relocating Italia Gardens Restaurant. The Building Department supports recommending the request to the Davison Township Board of Trustees based on the Genesee County Metropolitan Planning Commission is in favor of the rezoning, it is compatible with the surrounding land uses, and it is within the DDA district.

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 11, 2017**

The public comment period was opened at 7:11 p.m. and there was discussion about the zoning of the area currently. The public comment period was closed at 7:12 p.m.

Alice Smith – 1404 S. State Road – sent a letter stating that she was not in favor of the rezoning of the property because of traffic issues in that area, she would like a traffic study done.

The board members discussed if the restaurant was just relocating to this property.

MOTION BY J. HOIST, SECOND BY T. HOWELL to recommend to the Davison Township Board of Trustees approval of Case #16-RZ-77 based on the Building Department's recommendations. Motion carried unanimously.

Case #16-RZ-78 – 1067 N. Irish Road

The applicant, Brandenbrooke Investment Corp., is requesting to rezone 1067 N. Irish Road, located in the vicinity of Black Rock.

Jeremy gave the Administrative Review and stated the applicant is requesting to rezone the property at 1067 N. Irish Road. It is currently RU-1 and would be changed to General Commercial (GC). The Building Department supports recommending the request to the Davison Township Board of Trustees based on the Genesee County Metropolitan Planning Commission is in favor of the rezoning, it is compatible with the surrounding land uses, and it is within the DDA district.

The public comment period was opened at 7:14 p.m. and there was discussion about where the property was located. The public comment period was closed at 7:15 p.m.

Pam Price – 1089 N. Irish Road – sent a letter requesting the rezoning not be approved because the area is heavy with traffic already and does not want the corridor commercially zoned.

The board discussed the storm water issues with the Black Rock development being taken care of.

MOTION BY P. MILLER, SECOND BY F. JACKSON to recommend to the Davison Township Board of Trustees approval of Case #16-RZ-78 based on the Building Department recommendations. Motion carried unanimously.

Case #16-SP-2017-6-Villages of Irish Farms

Attorney William Shedd spoke on behalf of the property owners, MFG Properties, stating that they are wanting to finish development within the Irish Farms properties. The owners would like to change the original plans for this phase to include 17 single family units.

The public comment period was opened at 7:21 p.m. There was discussion about the detention pond (or ditch) being cleaned up and fixed, what type of condominiums would be built,

**DAVISON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 11, 2017**

if an association would be developed, if street lights and street signs would be erected, who would be responsible for the cost of common area issues and the roads not being wide enough for traffic. The public comment period was closed at 7:42 p.m.

Charm gave the Administrative Review in support of approval for the amended Master Plan of Villages of Irish Farms based on; the revised layout complies with the requirements for condominiums in the Davison Township Zoning Ordinance and no building permits will be issued until all County and State approvals are received in the building department.

The board discussed the street lighting being a part of the original plans, the detention pond being fixed and cleaned, the association being developed, the street signs, how the association will affect the existing residents and where the development stands as of the original plans.

MOTION BY P. MILLER, SECOND BY F. JACKSON to approve Case #16-SP-2017-6 based on the Building Department recommendations and the detention pond being cleaned and fixed before permits are issued.

There was further discussion about where the original plans stand and if other items needed to be added to the motion. It was decided to table the case until further information is available for the board to review and should be brought back to the next regular Planning Commission meeting held in November, 2017.

MOTION BY F. JACKSON, SECOND BY P. MILLER to table Case #16-SP-2017-6 and Case #16-SCU-2017-3 until the November 8, 2017 regular Planning Commission meeting. Motion carried unanimously.

INFORMATIONAL ITEMS

Master Plan update
Black Rock update

ADJOURNMENT

The meeting was adjourned at 8:31 p.m.

Travis Howell, Secretary