

**DAVISON TOWNSHIP
PLANNING COMMISSION
October 12, 2016**

MEMBERS PRESENT: Chairman Bruce Calhoun, Vice Chair Dave Shields, Secretary Travis Howell, Kurt Neiswender, Pat Miller

Attorney Richard Hamilton

Building/Planning Admin. Assistant Charm Healy

Building/Planning Coordinator Jeremy Smith

MEMBERS ABSENT: Fred Jackson, Greg Dutkiewicz, Jackie Hoist, Paul Snyder

OTHERS PRESENT: John Fenn, Sam Halverson, Jim Morey, Mario Evangelist

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 Center, 1280 N. Irish Road, Davison, MI 48423. The pledge of allegiance was recited.

PREVIOUS MINUTES

MOTION BY SHIELDS, SUPPORT BY HOWELL to approve the September 21, 2016 regular board meeting minutes as presented. Motion carried unanimously.

TABLED ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

Case #16-SP-2016-6, Proposed Site Plan for Dr. Becker

John Fenn from Cassino Building & Development gave a brief summary of what the project will entail and thanked the Building/Planning Department personnel for all the help they have given him. The building located at 7007 Davison Road and the home next to it will be demolished to build a 4,584 square foot facility with 43 parking spaces that will better serve Dr. Becker's patients.

Charm gave the Administrative review stating that both properties will be demolished for the new structure to be built. Entrance and exit will be off Vassar Road, the lighting will be shoebox so no lighting will shine off the property and the current sign will be relocated. The variance has been approved by the ZBA and Dr. Becker has been a good neighbor. The Building Department would recommend an approval of the Conceptual Site Plan based on it complies with Davison Township development policies and standards and this site will enhance the values to the surrounding properties and all requirements from the Fire Department, Genesee County Road Commission and Drain Commission have been met. The Building Department is requesting a berm and landscape screening behind the dumpster enclosure abutting the

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residential property to the east and reserves the right to require more screening to the east of the property if not sufficient at time of occupancy.

There was discussion about the lift station that is currently on the property, signage or lighting on the building, a concrete for the dumpster, all concrete curb and gutter around the site, detention, down spouts be tied into sewer system, evergreen trees used as screening, the amount of parking spaces, and a barrier free ramp.

MOTION BY MILLER, SUPPORT BY SHIELDS to approve Case #16-SP-2016-6 based on the Building/Planning Department recommendations and the Planning Commission recommendations of a concrete pad in front of the dumpster, curb and gutter around all the site, underground detention, down spouts being tied into sewer system, evergreen trees used as screening, and a barrier free ramp. Motion carried unanimously.

PUBLIC COMMENT

The public comment period was opened at 7:25 p.m. and there were no comments and it was closed at 7:25p.m.

INFORMATIONAL ITEMS

None

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

Travis Howell, Secretary